



45 Rodbourne Road, Birmingham

£320,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom house for sale, being offered with NO CHAIN.

Conveniently located on a corner plot of Rodbourne Road the property boasts move in ready accommodation.

The property comprises of entrance hallway and spacious lounge, being open with the dining room and modern fitted kitchen. Further benefitting downstairs is a shower room and conservatory. Upstairs comprises three bedrooms and modern family bathroom, with driveway parking to the front and private garden to the rear and side of the property.

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Entrance Hallway

Entrance porch comprising partially glazed UPVC front door and opaque glazed window to side elevation. Leading through to entrance hallway via partially glazed door, central heating radiator and stairs to first floor accommodation.

Lounge

Spacious open plan lounge, leading to dining room. Double glazed window to front elevation, central heating radiator, ceiling light point and internal storage cupboard.

Dining Room

The dining room is conveniently open with the lounge and kitchen, giving access to the conservatory, shower room and internal cupboard with plumbing for utilities. Central heating radiator and ceiling light point.



Kitchen

Modern fitted kitchen boasting a range of base and wall units, gas hob and extractor over. Breakfast bar, partially tiled splashbacks and windows to the side and rear elevation, along with rear patio door. Ceiling light point and plumbing for dishwasher.





Conservatory

Tiled flooring, patio door leading to garden, ceiling fan and power points.

Shower Room

Fully tiled shower room, comprising low level flush WC, walk in shower cubicle, vanity unit and towel radiator.

Landing

Carpeted flooring, window to side elevation, ceiling light point and access to loft.

Master Bedroom

Spacious bedroom offering carpeted flooring, ceiling light point, window to rear elevation and central heating radiator.





Bedroom Two

Spacious bedroom offering carpeted flooring, ceiling light point, window to front elevation and central heating radiator.

Bedroom Three

With carpeted flooring, central heating radiator, ceiling light point and window to rear elevation.

Bathroom

Modern tiled bathroom suite boasting fitted bath and shower over. Low level flush WC and vanity combi unit, towel radiator and ceiling spotlights.

Garden

Benefitting from being a corner plot the property has a substantial private garden, forming a mixture of paved patio area and being laid to lawn.



Council Tax band: B

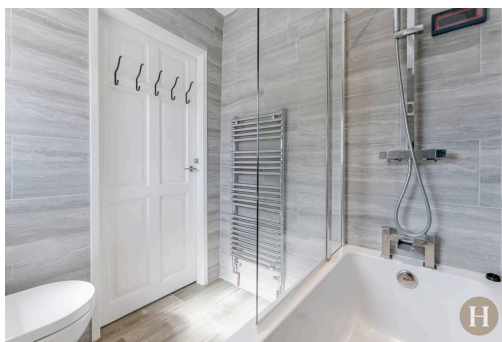
Tenure: Freehold

EPC Energy Efficiency Rating: D

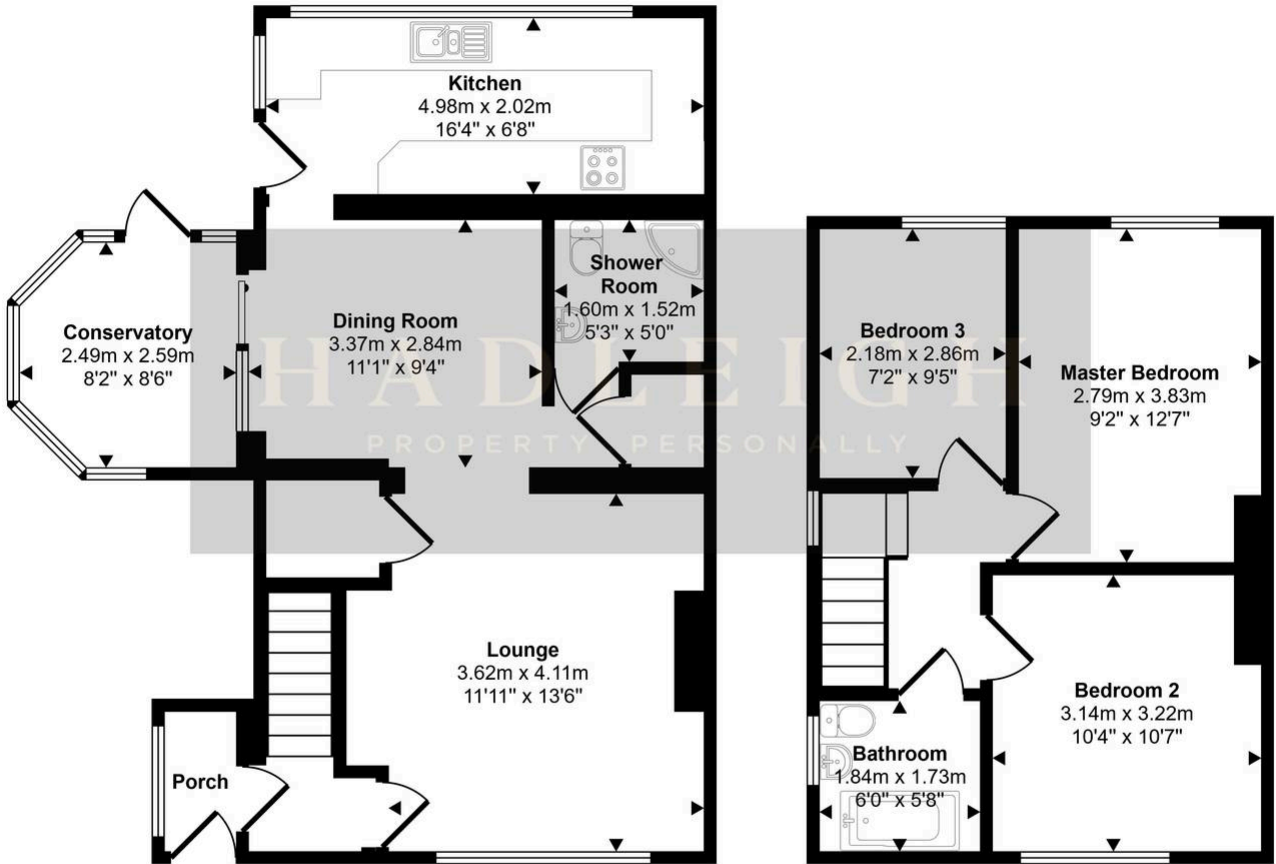
EPC Environmental Impact Rating: D



- Three bedroom home on a corner plot
- Open plan lounge
- No upward chain
- Conservatory & ground floor shower room
- Modern family bathroom
- Driveway parking



Approx Gross Internal Area
93 sq m / 1002 sq ft



Ground Floor
Approx 56 sq m / 606 sq ft

First Floor
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.