



64 Rose Road, Birmingham, B17 9LJ

**Asking Price £300,000**

Hadleigh Estate Agents are delighted to offer this two bedroom terraced property for sale. Offered with no upward chain the property is conveniently located on Rose Road.

The property comprises, entrance porch leading into a through lounge and dining room. To the rear of the property is a fitted kitchen, utility area and boasts downstairs shower room.

Upstairs the property benefits from two double bedrooms and an additional bathroom. To the rear of the property is a private courtyard with rear access onto Gordon Road.

## Location



Rose Road is conveniently located for easy access onto Harborne High Street, offering an array of bars, restaurants and supermarkets. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Leisure Centre, Harborne Golf Club and Edgbaston Priory. Excellent independent and state schools are also within easy reach.

## Entrance Porch

Front door with glazed pane above, partially glazed internal door leading to lounge and ceiling light point.

## Lounge



Bay window to front elevation, fireplace and surround, central heating radiator, carpeted flooring and ceiling light point.

## Dining Room



With step down to dining area, window to rear elevation and two central heating radiators. Carpeted flooring, ceiling light point and access to kitchen.

## Kitchen



Fitted kitchen benefitting from a range of base and wall units, integrated oven and hob, with extractor over. Stainless steel sink and drainer unit, window to side elevation and rear garden door.

## Utility

Beneficial utility area with plumbing for washing machine and electrics for tumble dryer, ceiling light point.

## Shower Room



Benefitting from a spacious downstairs shower room, with shower cubicle and electric shower. Low level flush WC, hand wash basin, obscure glazed window to side elevation, central heating radiator and ceiling light point.

## Master Bedroom



Spacious master bedroom boasting fitted wardrobes, bay window to the front elevation, carpeted flooring, central heating radiator and ceiling light point.

## Bedroom Two



Double bedroom with window to the rear elevation, central heating radiator, ceiling light point and carpeted flooring.

## Bathroom



Benefitting from a second bathroom, comprising fitted bath with shower attachment over. Low level flush WC, hand wash basin and radiator. Obscure glazed window to the rear elevation, ceiling light point and cupboard housing Worcester Bosch boiler.

## Garden



Private rear courtyard with fenced boundaries and rear gate access.

## Additional Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

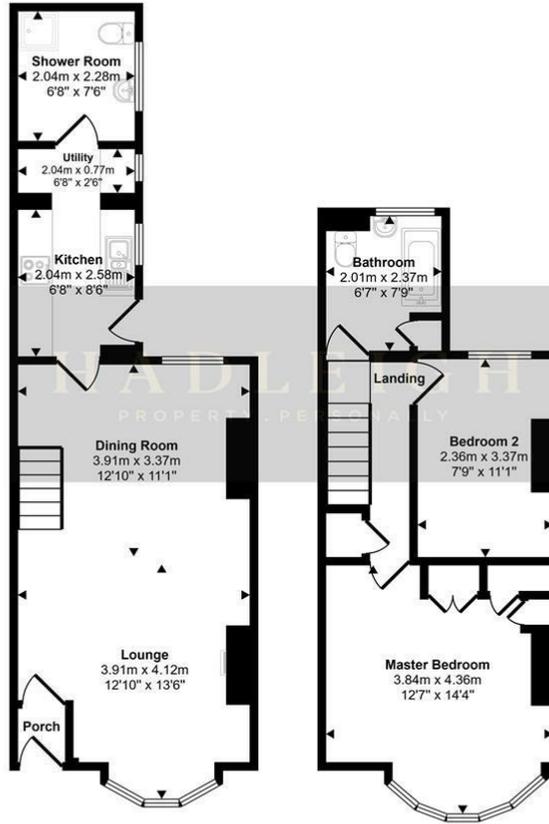
Tenure - Freehold

EPC - D

Council Tax Band - C

# Floor Plan

Approx Gross Internal Area  
76 sq m / 817 sq ft

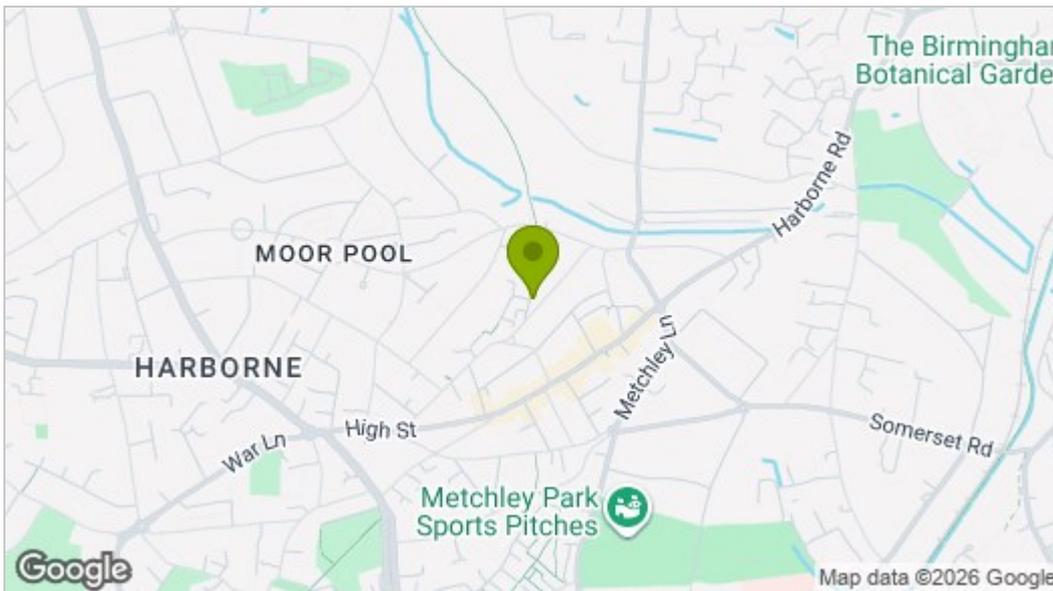


Ground Floor  
Approx 42 sq m / 450 sq ft

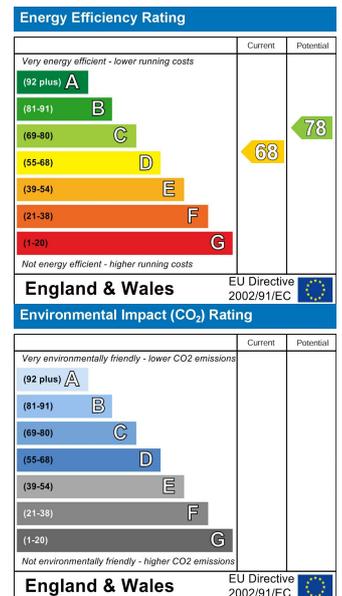
First Floor  
Approx 34 sq m / 367 sq ft

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.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.