



Rotton Park Road, Edgbaston, Birmingham, B16 0LJ

- Beautiful Late Victorian Semi-Detached Home
- Four Generously Sized Double Bedrooms over Three Floors
- Garage and Driveway
- Excellent Access and Transport Links into Birmingham City Centre

- Popular Edgbaston Location
- Thoughtfully Modernised Throughout Whilst Retaining a Wealth of Original Character
- Balcony Off One Bedroom Overlooking Superb Rear Garden
- EPC Rating - D

Offers In The Region Of £525,000



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A wonderfully presented and thoughtfully improved late Victorian property located in this sought-after location in Edgbaston near the reservoir. Set over three floors this spacious four bedroom semi-detached period home provides over 2030 square feet of well appointed accommodation that retains a wealth of its original heritage and character, additionally benefiting from a driveway and large integral garage.

The property provides a driveway to the front for one off street parking space and leads up to the property entrance and integral garage. As you enter the property a composite door leads into a welcoming entrance porch with a secondary solid oak door into the hallway with a staircase to the first floor and access into a guest cloakroom that includes a useful utility area with space and plumbing for washing machine and tumble dryer and storage.



Traditional front and rear reception rooms include high ceilings and superbly maintained original features throughout, including feature cast-iron fireplaces with the rear reception also including a conventional log burner, and both include large bay windows offering a wealth of natural light.

Also towards the rear of the property is a spacious refitted breakfast kitchen comprising wall and base level units with Quartz worktops and matching up-stand, the kitchen also includes integrated oven and microwave oven, with additional gas hob and extractor unit above, with additional integrated fridge and freezer and dishwasher. Rear garden access comes from the rear reception room, with an additional side access off the kitchen.



To the first floor, a welcoming landing area has access to a front facing balcony, and access into three generously sized double bedrooms, all with feature cast-iron fireplaces and the second bedroom providing access to a excellent balcony overlooking the rear gardens. A refitted bathroom suite to this floor comprises WC, wash hand basin, freestanding roll-top bath with separate walk-in shower.



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The second floor provides another large double bedroom, serviced by an additional bathroom comprising WC, wash hand basin and a freestanding roll-top bath.

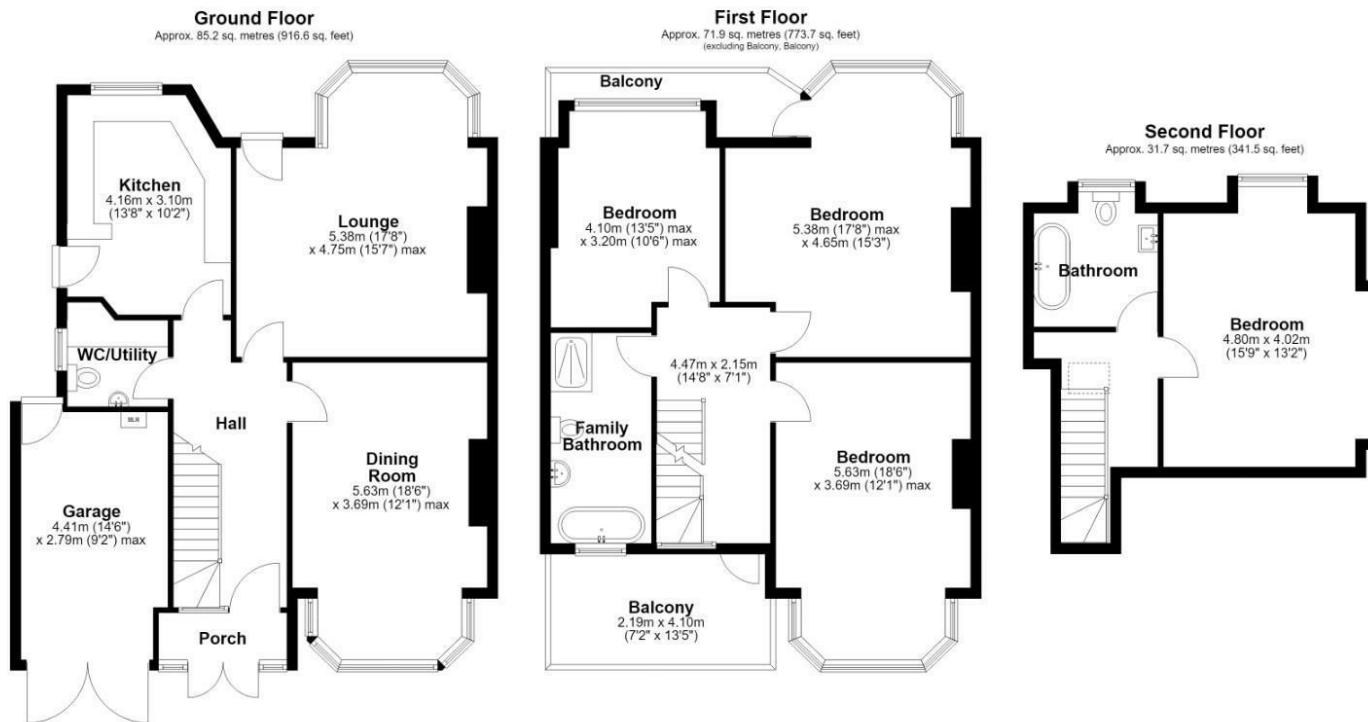
Outside of the internal accommodation, a very reasonably sized integral garage includes double

doors to the front and additional rear access, and houses the central heating boiler. The rear garden is beautifully maintained and secluded outdoor space perfect for entertaining, with a patio area across the side and rear, and a well manicured lawn area with mature borders and hedgerow boundary.

This excellent family home is perfectly positioned within this popular Edgbaston neighborhood, in close proximity to the Hagley Road providing easy access directly into Birmingham City Centre and the local motorway networks in either direction. It is also ideally positioned for its convenient access to both the

Queen Elizabeth Medical Complex and City Hospitals, with the nearby Edgbaston and Harborne villages renowned for their range of high-end retail and independent stores along with several award-winning eateries all in close proximity. There is also an excellent range of schooling options at primary, secondary and prep

school level with Chad Vale primary, Lordswood High school, St Pauls Girls school all in close proximity alongside several private schooling options.



Total area: approx. 188.8 sq. metres (2031.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

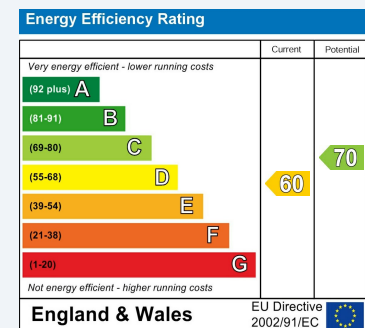
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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