



AP MORGAN

Rosebay Avenue, Birmingham
Offers in excess of £210,000

Features:

- Three double bedrooms
- Semi-detached
- Ample driveway parking
- Spacious floorplan
- Modern family shower room
- Well-connected location

Description:

An immaculately presented semi-detached home, offering three double bedrooms, a spacious lounge, and a generous open-plan kitchen/diner. The rear garden is well-sized and tidy and off-street parking is available for several vehicles.

The ground floor welcomes you through a spacious porch with integrated cupboards for practical storage. Entering the hallway from the front door, this presents doors to the lounge and kitchen/diner. The lounge is delightfully bright and spacious with a large bow window to the front aspect. The open-plan kitchen/diner spans the entire rear of the property, providing ample space for a family dining table & chairs, double electric ovens, gas hob with extractor above, integrated dishwasher, sink with draining board, and space & plumbing for undercounter washing appliances. A glazed door opens to the garden patio.

Rising upstairs, the first-floor layout comprises three well-proportioned double bedrooms, and a family shower room. Bedroom One, the main bedroom, presents a sizeable integrated wardrobe to one wall and plenty of natural light from the large window. Bedroom Two is a comfortable and spacious room with views of the rear garden. Bedroom Three provides an integral storage cupboard and could be alternatively used as a home office or guest room. The family bathroom completes the first floor, offering a vanity basin, WC and walk-in shower.

Stepping outside, the rear garden presents a patio seating area with outdoor storage and a secure gate to access the front of the property, followed by a generous stretch of lawn.



Rosebay Avenue, situated in the area of Hawkesley, offers strong transport links, including nearby Longbridge and Northfield stations, and easy access to the A38, M42 and M5. Close to shops, schools, and parks, including Lickey Hills, it combines local convenience with green spaces and city connectivity.

Details:

Porch

Hall

Lounge 11'8"x11'9" (3.56mx3.58m)

Kitchen/Diner 17'11"x11'5" (5.46mx3.48m) Max. dimensions

Landing

Bedroom 1 13'3"x12'6" (4.04mx3.8m) Max. dimensions

Bedroom 2 9'6"x8'8" (2.9mx2.64m)

Bedroom 3 8'11"x8'8" (2.72mx2.64m) Max. dimensions

Shower Room 7'11"x5'6" (2.41mx1.68m)



EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

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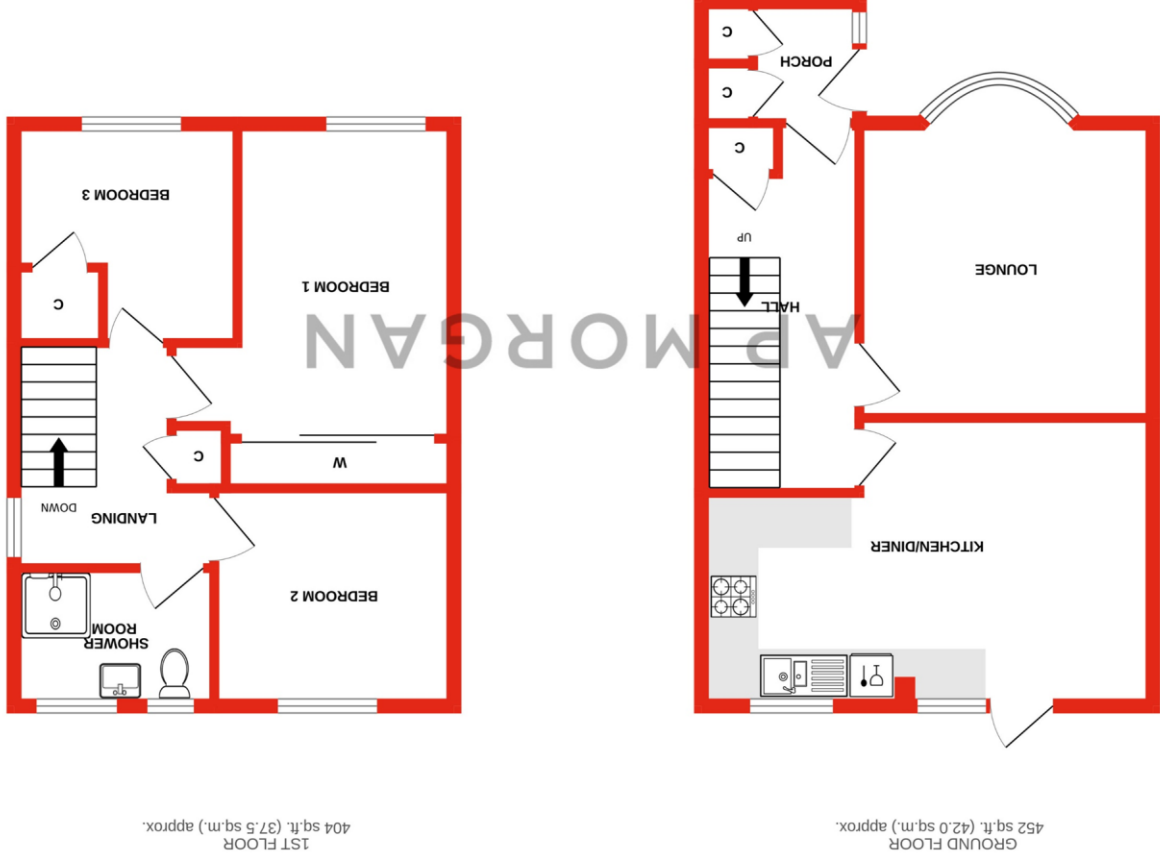
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