

For Sale

Rose Road, Harborne, Birmingham B17 9LJ



**£475,000** Freehold

## 3 bedroom Mid Terrace

- ✓ 3 bedroom terraced house
- ✓ Spacious living room with bay window
- ✓ Stylish kitchen and Utility room
- ✓ Elegant bathroom with freestanding tub.
- ✓ Convenient downstairs WC and shower
- ✓ Private, well-maintained gardens
- ✓ Prime location near Harborne High Street
- ✓ Accessible local amenities

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### Description

This charming three-bedroom terraced house on Rose Road in Harborne seamlessly blends period charm with modern convenience, making it an ideal home for families or anyone looking to enjoy Harborne's vibrant community.

Upon entering, the original tiled floor and stained-glass door set the tone for the home's elegance and character. The stained glass, a recurring feature throughout the property, enhances the home's charm and adds a timeless aesthetic that ties together its period details..

The heart of the home is a spacious, dual-aspect double reception room, filled with natural light from large bay and rear windows. High ceilings, a preserved fireplace with a log burner, and plush red carpeting create a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The kitchen masterfully combines classic and contemporary styles, featuring striking blue cabinetry, contrasting tiled floors, and modern appliances, including an integral dishwasher. With ample counter space and a garden-facing window, this functional and stylish kitchen is a joy to cook in. Adjacent to the kitchen is a utility room that provides additional storage, along with a convenient downstairs bathroom complete with a shower and sink.

Upstairs, the master bedroom is spacious and bright, boasting a fitted wardrobe and generous storage. The second bedroom exudes a cosy atmosphere, while the third bedroom offers versatility, perfect as a guest room, office, or nursery. All three bedrooms are well-proportioned doubles.

The main bathroom is a standout feature, with luxurious green tiles, a vintage-style freestanding bathtub, and another beautiful stained-glass door, combining style with practicality.

Outside, the garden is a tranquil retreat, featuring mature shrubs, trees, and a vine-covered pergola for shaded seating. With a mix of paving and greenery, it's an ideal space for relaxation or family gatherings. The house's exterior, with its striking brick façade, classic bay windows, and a bright front door, adds to its curb appeal.

This property is double glazed throughout and features gas central heating, ensuring year-round comfort and efficiency. Additionally, there is significant potential (subject to planning) for a loft conversion, which could add two more bedrooms and a bathroom, further enhancing the property's appeal.

Located within walking distance of Harborne's bustling high street, this home is close to shops, cafes, restaurants, excellent schools, and green spaces, making it a highly desirable place to live. Combining traditional style with modern living, this house offers a comfortable and elegant space to call home.





## Location

Located on Rose Road in the heart of Harborne, this property offers the perfect balance of suburban tranquillity and urban convenience. Harborne is one of Birmingham's most sought-after neighbourhoods, known for its vibrant community and charming high street, which is just a short walk away from the property. The high street is bustling with an array of independent shops, cafes, restaurants, and essential services, making daily life incredibly convenient.

Harborne also boasts excellent transport links, with regular bus services providing easy access to Birmingham city centre and beyond. The nearby University of Birmingham, Queen Elizabeth Hospital, and several well-regarded schools make this location especially appealing for families and professionals alike.

Additionally, the area is rich in green spaces, with Harborne Walkway and several parks nearby, offering perfect spots for leisurely strolls or outdoor activities. This location truly combines the best of both worlds, providing a peaceful residential setting while being close to all the amenities and attractions that Birmingham has to offer.

# Wentworth & Rose

PROPERTY



## Floorplans



This floorplan is for illustrative purposes only and may not be representative of the property. The position and size of the doors, windows and other features are approximate only.

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**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.