

# Roebuck Road Edgbaston

Birmingham

B16 0QG

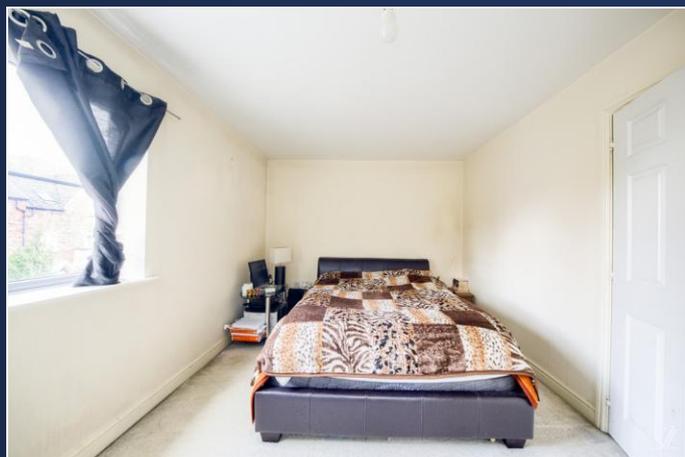
**£440,000**

*Detached Family Home*

*Corner Plot*

*Open Plan Kitchen/Diner*

*Spacious Throughout*



## Property Description

**DESCRIPTION** This lovely, detached family home is located in an idyllic Edgbaston location. Perfect for families, the property sits in close proximity to local schools with excellent transport links into Birmingham city centre.

Comprising of a large entrance hallway with downstairs w/c, leading to the lounge and further a spacious kitchen/diner. The kitchen/diner is fitted with integrated appliances such as a fridge/freezer, oven and grill and gas four ring hob with extractor hood over.

Leading upstairs to the first floor, there are three great sized bedrooms with a family bathroom, along with two additional bedrooms and two ensuites to the second floor.

Externally, the property benefits from a good sized rear garden, which is not overlooked and comes with driveway parking along with a garage.

**LOCATION** The property is conveniently located on Roebuck Road within easy access to City Road, the Hagley Road and has great links to Birmingham City Centre, with the Edgbaston tram link only a 15 minute walk away.

The Queen Elizabeth Hospital and ideally located for the proposed Midland Metropolitan Hospital. Primary, secondary and prep schools are nearby such as Lordwood High school, George Dixon Academy and plethora of private schooling options. Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment.

There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council



## Floor Layout



Total approx. floor area 1,501 sq ft (139 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Edgbaston Branch

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements