



# RE/MAX

Elite



## 55 Rodbourne Road, Birmingham, B17 0PN

### £280,000

A well presented semi-detached home situated in the desirable area of Harborne. Offering spacious accommodation throughout, this property is perfectly suited to first-time buyers, families or investors. Benefitting from two generous double bedrooms, off-road parking, a private enclosed rear garden and no onward chain.

Ideally positioned within easy reach of the Queen Elizabeth Hospital, the University of Birmingham, Harborne High Street and Birmingham City Centre, the property is also close to a range of local shops, parks, schools and excellent transport links.

The accommodation briefly comprises of a spacious lounge, a fitted kitchen with access to a bright conservatory overlooking the rear garden.

To the first floor are two generously sized double bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for at least two vehicles to the front. To the rear is a private, enclosed garden with a large shed that has power offering an excellent space for outdoor entertaining, gardening or family enjoyment.

#### Entrance Hallway

Double glazed door to side elevation, under-stair storage, doors leading too;

#### Lounge 16'9" into bay x 12'4" (5.13m into bay x 3.78m)

Spacious and bright lounge with double glazed bay window onto front elevation

#### Kitchen 16'0" x 9'3" (4.90m x 2.82m)

Extended kitchen with matching wall and base units

#### Conservatory 10'0" x 10'0" (3.07m x 3.07m)

Well presented conservatory with door to rear elevation

#### Landing

Windows onto side elevation, loft access, doors leading too;

#### Bedroom One 11'1" x 10'7" (3.38m x 3.25m)

Large double bedroom with storage cupboard and double glazed window onto front elevation

#### Bedroom Two 12'9" x 8'5" (3.91m x 2.59m)

Spacious second bedroom with double glazed window onto rear elevation

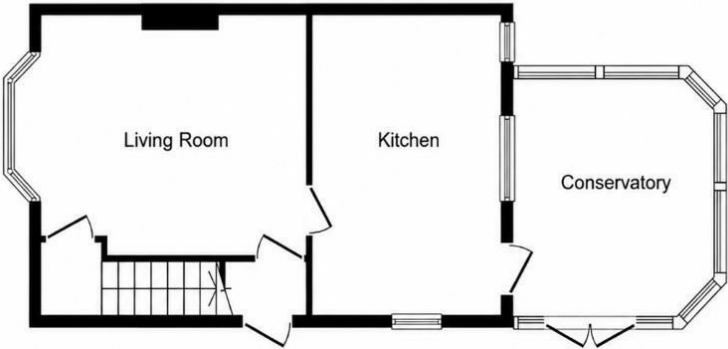
#### Bathroom

Family bathroom with airing cupboard and double glazed frosted window onto rear elevation

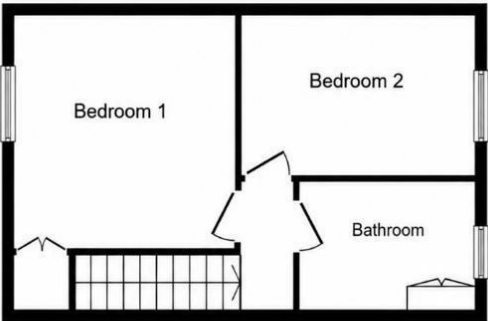
#### Garden

Private garden with large shed at rear of garden.

Floor Plan

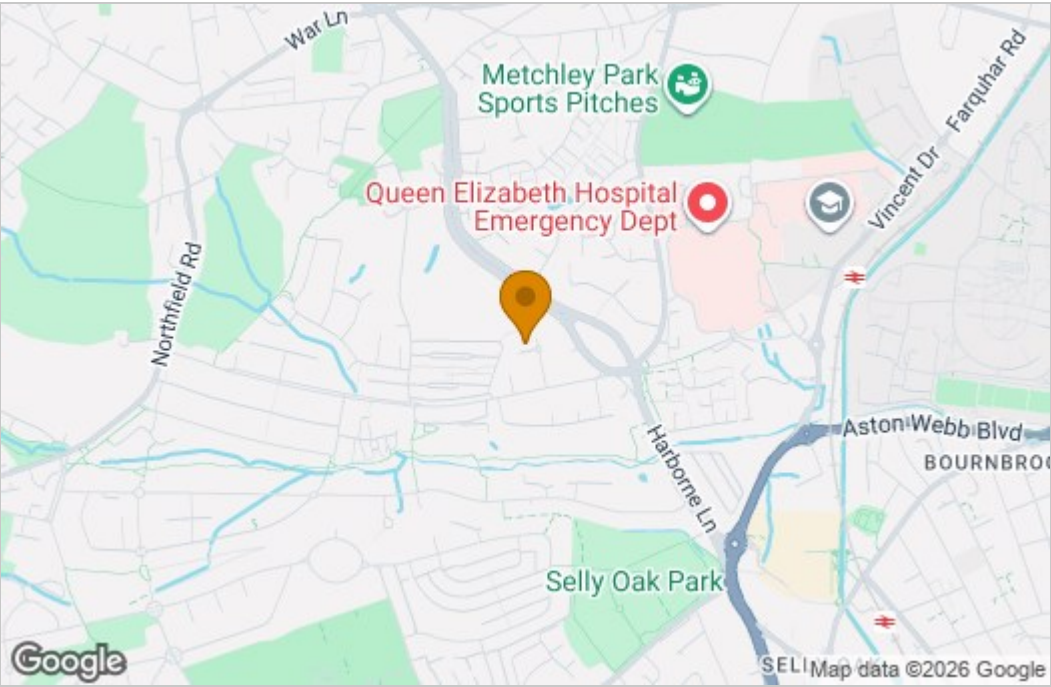


Ground Floor

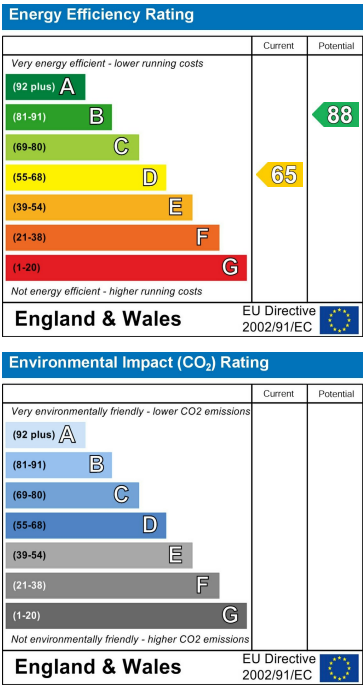


First Floor

Area Map



Energy Efficiency Graph



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