


## 3 bed semi-detached house to buy in B17

Arosa Drive, Harborne, Birmingham, West Midlands, B17 0SD

# £200,000 Starting Bid

x 3 x 1 x 1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- Three-bedroom semi-detached
- Sought-after Harborne location
- EPC Rating D

## Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

### Arrange a viewing

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Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

An excellent opportunity to acquire a three-bedroom semi-detached family home offered with no upward chain and situated in a popular residential location in Harborne. The property offers well-proportioned accommodation, a substantial rear garden and genuine potential for improvement and further extension, making it an appealing purchase for buyers looking for a home they can make their own.

The ground floor has been extended to the rear to create a particularly generous lounge/diner, providing a versatile space for both everyday family living and entertaining. The property also benefits from a separate kitchen, entrance hall and integral garage, while the first floor provides three bedrooms together with a family bathroom and separate WC.

The house is clean and tidy throughout and, although it would benefit from some cosmetic refurbishment and modernisation, it is perfectly habitable and can be moved straight into. This provides the new owner with the flexibility to carry out improvements at their own pace, rather than taking on a property requiring significant structural work from day one.

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A particular highlight is the very large rear garden, which offers an excellent amount of outdoor space and considerable potential. In addition to providing a fantastic garden for families and entertaining, the size of the plot could offer the opportunity for further extension to the rear, subject to the necessary planning permissions and consents.

Overall, this is a great-value three-bedroom semi-detached home offering an exciting combination of existing space and future potential. With the rear already extended, a generous garden and scope for cosmetic improvement and possible further enlargement, the property represents an excellent opportunity for a buyer to add value and create a home tailored to their own tastes and requirements.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Lounge
*5.21m x 3.75m (17'1" x 12'3")*

## Dining Room
*2.74m x 3.24m (8'11" x 10'7")*

## Kitchen
*3.35m x 2.15m (10'11" x 7'0")*

## Garage
*4.48m x 2.16m (14'8" x 7'1")*

## Master Bedroom
*3.34m x 3.75m (10'11" x 12'3")*

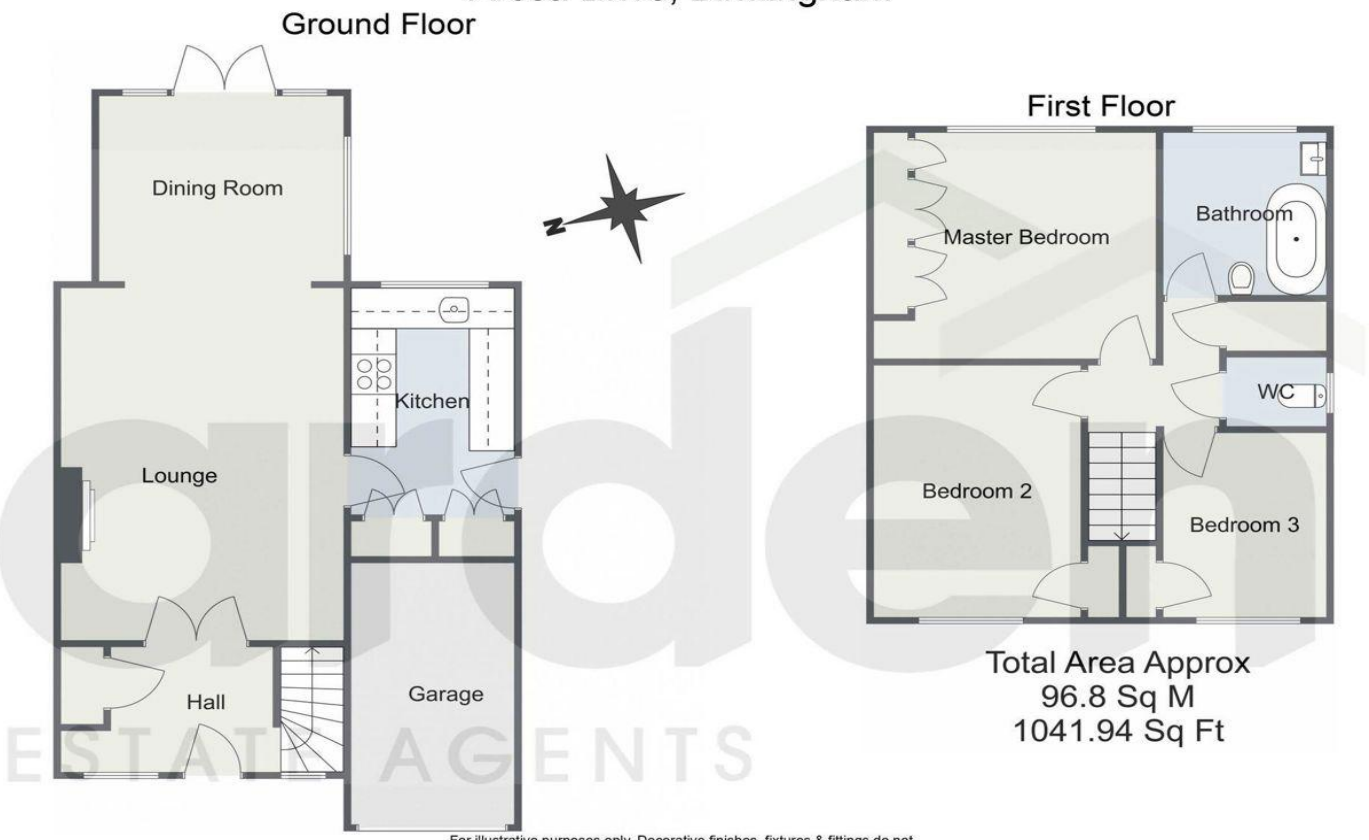
## Bedroom 2
*3.72m x 2.75m (12'2" x 9'0")*

## Bedroom 3
*2.73m x 2.17m (8'11" x 7'1")*

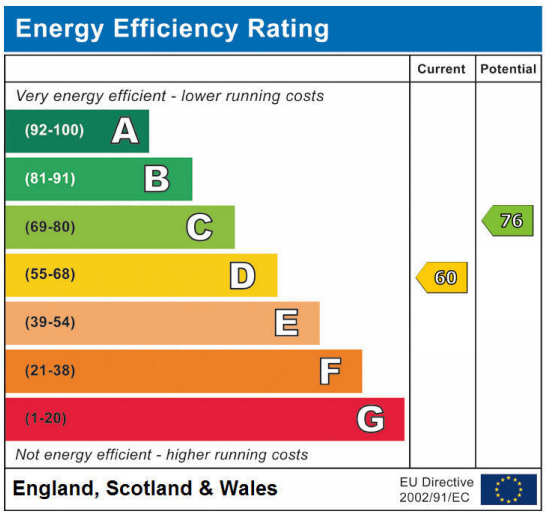
## Bathroom
*2.40m x 2.16m (7'10" x 7'1")*

## WC
*1.33m x 1.02m (4'4" x 3'4")*

# Arosa Drive, Birmingham




For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.




Arosa Drive, Harborne, Birmingham, West Midlands, B17 0SD

Contact your local branch today for more information on this property:

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