



## Rookery Road

### Handsworth, Birmingham, B21 9NL

- Well-presented three-bedroom terraced home
  - Modern fitted kitchen
- Accommodation arranged over three floors
  - Spacious lounge with bay window
  - Ground floor bathroom
- Convenient access to local shops, schools, and transport links



Local Authority **Birmingham**  
Council Tax Band **A**  
EPC Rating **D**

## PROPERTY DESCRIPTION

An attractive and deceptively spacious three-bedroom terrace property situated on the ever-popular Rookery Road in Handsworth.

Offering well-proportioned rooms over three floors, this home is ideal for first-time buyers, families, or investors looking for a property in a sought-after and convenient location close to amenities, schools, and major transport routes.

## GROUND FLOOR

Lounge: 12'1" x 23'0" (3.68m x 7.01m) into bay

A bright and spacious open-plan lounge and dining area with a feature bay window to the front, providing excellent natural light and generous living space.

Kitchen: 9'8" x 6'4" (2.95m x 1.93m)

A modern fitted kitchen offering ample wall and base units, work surfaces, and space for appliances, with access to the rear of the property.

Bathroom: 5'6" x 6'2" (1.68m x 1.88m)

Located on the ground floor, fitted with a three-piece suite comprising a panel bath with shower over, wash basin, and WC.

## FIRST FLOOR

Bedroom One: 11'2" x 12'2" (3.40m x 3.71m)

A generous double bedroom with window to the front elevation.

Bedroom Two: 9'4" x 6'7" (2.84m x 2.01m)

A well-sized bedroom overlooking the rear garden, suitable as a child's bedroom or home office.

## SECOND FLOOR

Bedroom Three: 12'2" x 10'7" (3.71m x 3.23m)

A spacious double bedroom located on the top floor, offering privacy and versatility as a guest room, study, or main bedroom.

## ADDITIONAL INFORMATION

- Tenure: Freehold
- Council Tax Band: [to be confirmed]

ASKING PRICE: £175,000

### Pam Estates Ltd Office

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.