



Rockingham House, 161 Birmingham Road - B72 1LX
£295,000

 **MOORHOUSE**



Flat 2

Rockingham House, Sutton Coldfield

Nestled within an exclusive and highly desirable development just a stone's throw away from Sutton Coldfield Town Centre, this stunning two bedroom two bathroom ground floor apartment awaits with its private rear garden perfect for a summers day, this apartment showcases a perfect blend of design and comfort. Beyond the beautiful exterior lies a spacious and well presented apartment where every detail has been considered, with the added benefit and security of a well maintained communal entrance.

THE PROPERTY....

As you step into the property, you are greeted by an impressive hallway that sets the tone for the elegance that awaits within. The spacious lounge/dining room is adorned with bay windows that flood the space with natural light, accentuating the feature fireplace that adds a touch of warmth and sophistication to the room, creating a warm and inviting ambience for relaxation or entertaining guests. The fitted kitchen comes equipped with modern appliances, catering to the needs of the avid home cook, making meal preparation a breeze.





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The principal bedroom boasts fitted and built-in wardrobes, ensuring ample storage space, while french doors open up to a private rear garden, offering a tranquil escape, completing the bedroom accommodation is an en-suite bathroom, providing convenience and privacy. Bedroom two also features a built-in wardrobe, ideal for keeping belongings organised. The main bathroom, with a shower cubicle, exemplifies modern design and functionality.

As you step outside, the property continues to impress with a private rear garden that offers a secluded retreat for alfresco dining or enjoying a morning coffee.

Surrounded by meticulously maintained communal gardens, residents can enjoy the beauty of nature right at their doorstep. Whether unwinding after a long day or hosting a gathering with loved ones, the outdoor area offers the perfect setting to create lasting memories

Secure gated allocated parking adds a layer of convenience and peace of mind to this exceptional property.

With its prime location and exceptional features, this apartment is a true gem not to be missed. Viewing is highly recommended to fully appreciate the charm and elegance of this exceptional ground floor apartment.







FEATURES:

- Stunning ground floor apartment
- Two bedrooms, two bathrooms
- Exclusive & highly desirable development
- Spacious lounge/dining room
- Fitted kitchen
- Private garden along with beautiful communal gardens
- Gated allocated parking
- No upward chain and viewing recommended

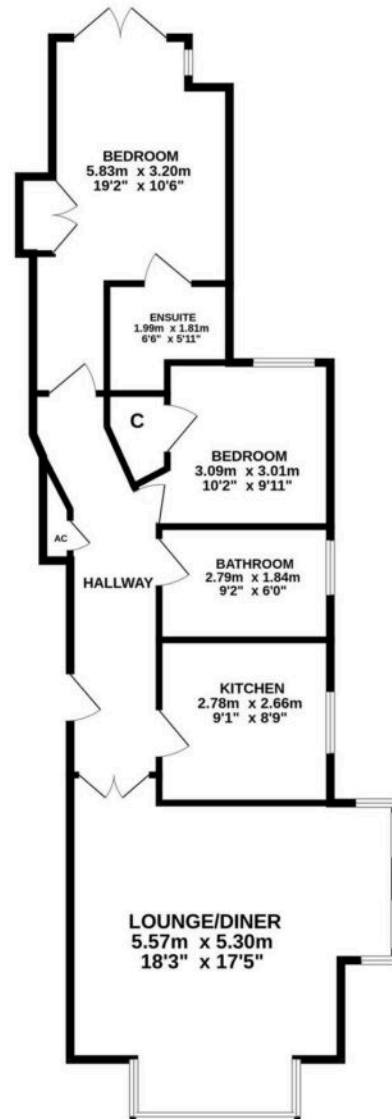
INTERESTED?

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GROUND FLOOR
71.2 sq.m. (767 sq.ft.) approx.



TOTAL FLOOR AREA : 71.2 sq.m. (767 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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