

1 ROSARY ROAD
BIRMINGHAM
B23 7RA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Charming Two-Bedroom Home with Loft Space

Accommodation:

- Entrance
- Lounge with fireplace
- Dining area with fireplace and bay windows
- Kitchen
- Staircase to first floor

First floor

- Principal bedroom
- Bedroom number two
- Family bathroom with bathtub and shower over and chrome towel warmer
- Small stairs for access to loft

Loft:

- Area ideal for storage

EPC rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

1 Rosary Road is set in a well-connected, predominantly residential area with period housing, local shops and schooling nearby. It offers solid transport links into central Birmingham and surrounding areas for both public transport users and motorists. Rosary Catholic Primary School is nearby in Saltley, serving the local community. Local high-street shops, takeaway spots, small services, and independent businesses are scattered along Slade Road and surrounding streets. Nearby essentials such as grocery shops, hairdressers, and small trade operators exist within walking distance along Rosary and Slade Road. The nearest railway station is Gravelly Hill, essentially within walking distance from the address. A comprehensive network of bus routes run by Transport for West Midlands serves the area, providing frequent direct links into Birmingham city centre and surrounding suburbs via key conduits like Kingsbury Road and the A38.

Description of Property

This end terrace property offers a perfect blend of character and functionality across two/three floors. Upon entering, you are welcomed into a lounge featuring a fireplace, creating a cozy and inviting atmosphere. The adjacent dining space, enhanced by a fire surround and window, provides a bright and airy setting ideal for entertaining or family meals. The kitchen is conveniently located at the rear, offering easy access to the main living areas.

A staircase leads to the first floor, where you'll find the principal bedroom, a comfortable second bedroom, and a well-appointed family bathroom complete with a bathtub and shower over, as well as a sleek chrome towel warmer.

From the landing, a small staircase provides access to the loft space.

Directions from Aston Knowles

Head south-east on High St/A5127 towards Coleshill St, Turn right onto Mill St/A5127, Use any lane to turn slightly right onto Lower Queen St/A5127, At the

roundabout, take the 1st exit onto Birmingham Rd/A5127, Turn right onto Green Lanes, Take Gravelly Ln and B4531 to Rosary Rd, Turn right onto Chester Rd/A452, Turn left onto Gravelly Ln, Turn right onto Station Rd/B4531, Continue onto Slade Rd, Turn right onto Rosary Rd, your destination is on the right.

Terms

Local Authority: Birmingham

Tax Band: B

Broad band speed: 150 Mbs Full Fibre

Services

We understand that mains water, gas and electricity are connected.

Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Viewings

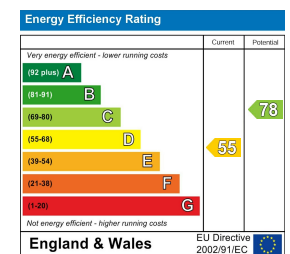
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

- Details prepared August 2025
- Photos taken August 2025





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