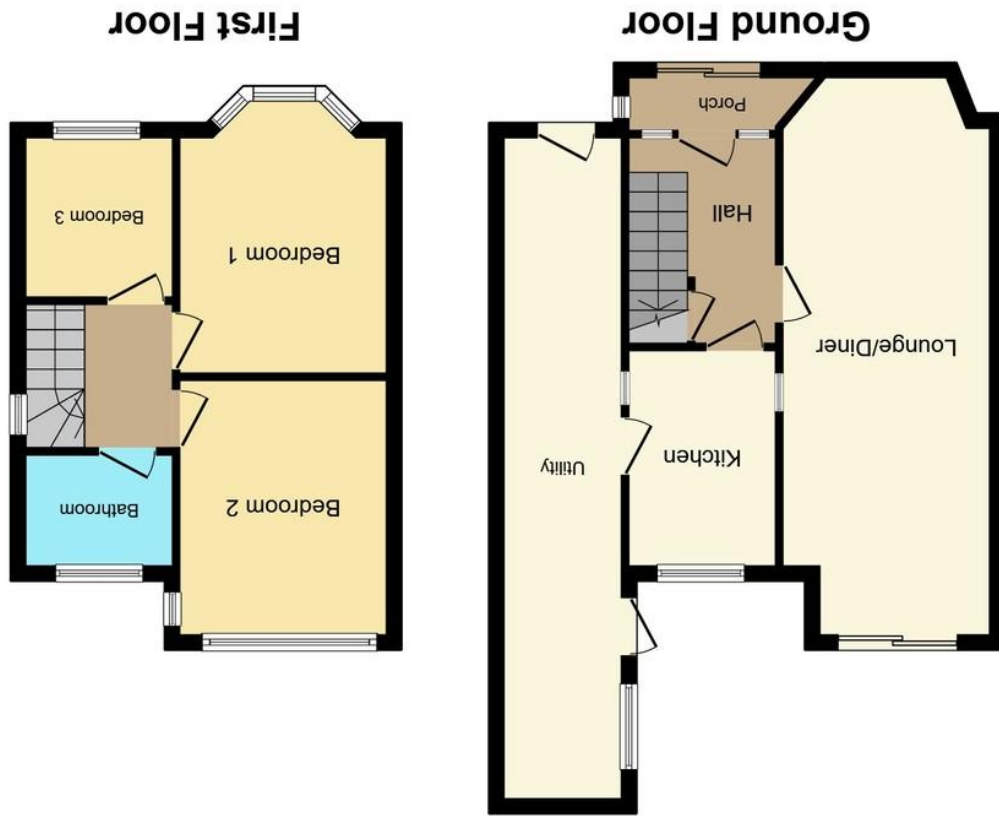


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

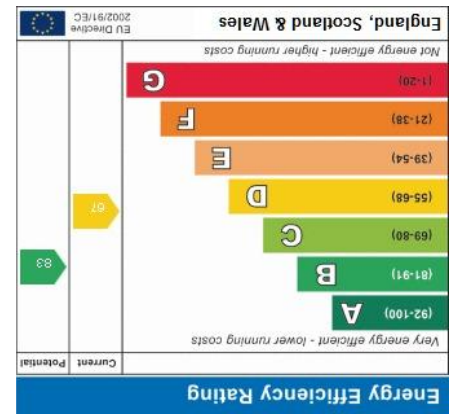


LEGAL READY

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

"How does this help me?"

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Through Lounge/Diner
- Kitchen & Utility
- Three Bedrooms & Bathroom
- Well Maintained Rear Garden
- Double Glazing & Gas Central Heating (where specified)



Rockford Road, Great Barr, B42 1JY

£215,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

ATTENTION ALL BUYERS! Do not miss out on this WELL-PRESENTED property situated in a POPULAR RESIDENTIAL LOCATION. Having fantastic access to local amenities, good school catchment and excellent transport/commuter links to J7 M6 and Birmingham City Centre. MUST BE VIEWED to fully appreciate the location, presentation and potential of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing.

APPROACH having front garden with paved path leading to enclosed porch.

PORCH having uPVC double glazed sliding doors.

HALL having ceiling light point, central heating radiator and doors off to all rooms.

LOUNGE/DINER 24' 2" (max.) x 10' 4" (max.) (7.37m x 3.15m) having double glazed window to front elevation, ceiling light points, power points, two central heating radiators and uPVC double glazed sliding doors to rear garden.

KITCHEN 8' 10" x 5' 5" (2.69m x 1.65m) having double glazed window to rear elevation, ceiling light point, power points, a range of matching wall/base units with worktops over, inset stainless steel sink unit with mixer tap over, ample space for a range of appliances and uPVC double glazed door giving access to utility.

UTILITY ROOM 38' 0" x 4' 5" (11.58m x 1.35m) having doors giving access to front/rear of property, light points, power points, ample space for a range of appliances including plumbing for washing machine.

FIRST FLOOR LANDING having double glazed window to side elevation, ceiling light point and doors off to all rooms.



BEDROOM ONE 12' 4" (max.) x 10' 0" (max.) (3.76m x 3.05m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 11' 10" x 9' 10" (max.) (3.61m x 3m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 6' 4" x 5' 10" (1.93m x 1.78m) having double glazed window to front elevation, ceiling light point and power point.

BATHROOM having opaque double glazed window to rear elevation, ceiling light point, a matching suite comprising of panelled bath with electric shower over, wash hand basin and low flush w/c.

OUTSIDE

REAR GARDEN having paved patio area, lawned garden space surrounded by an array of shrubs/plants.

COUNCIL TAX BAND C Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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Please note that all measurements are approximate.

