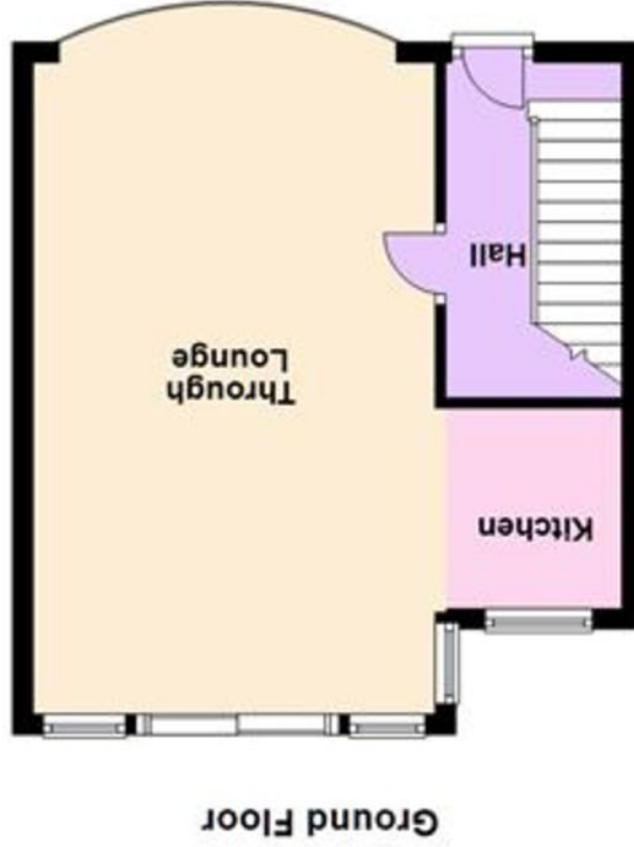
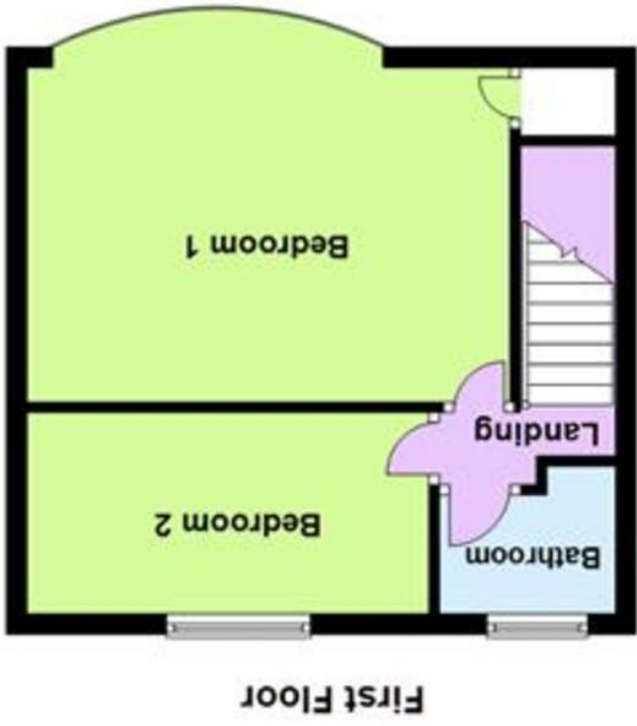


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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.

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



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- THROUGH LOUNGE
- GARAGE
- MUST SEE STUNNING GARDEN
- LOCATED ON POPULAR ROAD



Rocky Lane, Perry Barr, Birmingham, B42 1QZ

Offers Over £210,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL\*\*\*

An immaculate, two bedroom semi-detached property, presenting an ideal opportunity for both families and couples. This home is located in a prime location, providing easy access to public transport links, nearby schools, and local amenities.

Upon entering, you are greeted by a hallway leading to a beautifully presented through lounge. It houses a charming log burner and provides direct access to the beautiful garden, creating a seamless indoor-outdoor living experience. The open-plan lounge is a standout feature of the property, offering a space for relaxation and entertainment. The unique log burner adds a warm and inviting atmosphere to the room.

The property boasts two generously sized double bedrooms. Bedroom #1 is a spacious double, while Bedroom #2 provides an abundance of natural light, creating an airy and bright atmosphere.

The bathroom has been newly refurbished and features a state-of-the-art, free-standing shower. It combines modern design with functionality, delivering a truly luxurious experience.

The kitchen is fitted with modern appliances and granite countertops, offering a perfect blend of style and practicality. It provides a great place for cooking and dining, making it a central hub in the home.

**HALLWAY** Stairs to first floor, oak flooring, ceiling light point and radiator, under stairs storage.

**THROUGH LOUNGE** 23' 0" MAX x 10' 0" (7.01m x 3.05m) Having two ceiling light points, oak flooring, bay window to front, two radiators, log burner, access to the garden via patio doors and window to rear.

**KITCHEN** 9' 0" x 6' 0" (2.74m x 1.83m) Wall and base units, granite work surfaces, sink, window to rear garden, electric oven, hob and extractor, space for fridge/freezer, ceiling light point and tiled.

**FIRST FLOOR LANDING** Loft access, ceiling light point.

**BEDROOM ONE** 11' 6" x 9' 6" MAX (3.51m x 2.9m) Laminate flooring, ceiling light point, bay window to front, radiator, storage cupboard.

**BEDROOM TWO** 10' 0" x 8' 6" (3.05m x 2.59m) Laminate flooring, ceiling light point, radiator, window to rear.

**BATHROOM** Being tiled, ceiling light point, free-standing shower, toilet, sink, radiator, window to rear.

**REAR GARDEN** Stone area with shed, steps leading up, pond and water feature, lawned area, area for shrubs and flowers, steps leading to decking area. There is a garage at back of the property.



Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

