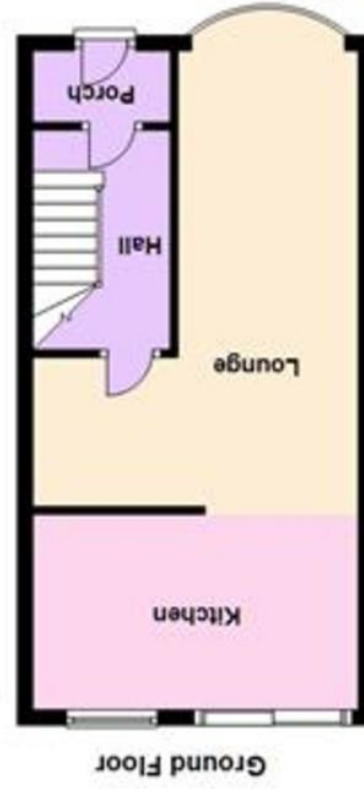
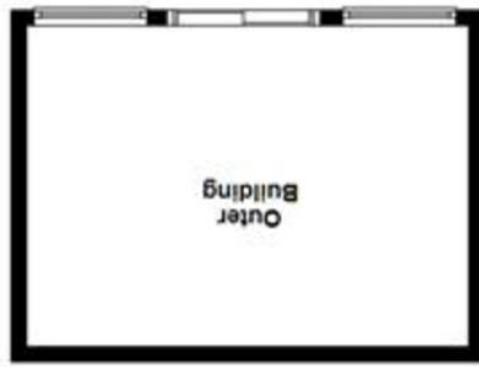
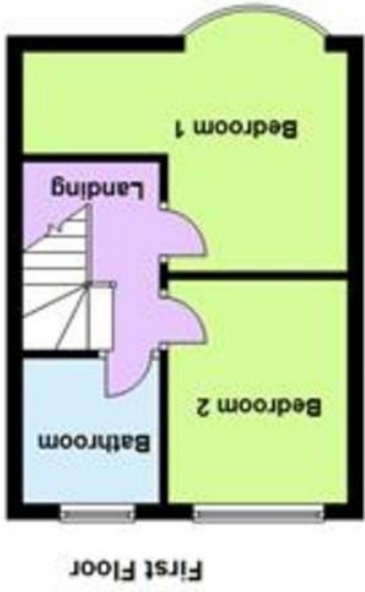
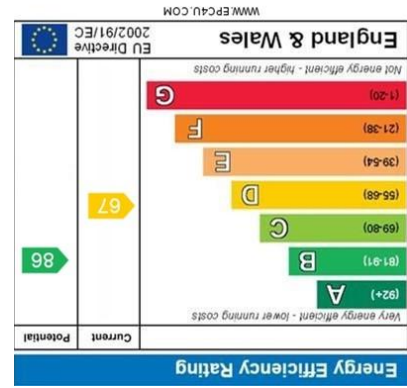


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Great Barr | 0121 241 4441



- SINGLE STOREY SEMI-DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- DRIVEWAY
- OUTER HOUSE
- THROUGH LOUNGE
- PORCH

Rocky Lane, Perry Barr, Birmingham, B42 1QZ

£240,000





## Property Description

For sale: A splendid extended semi-detached property that's been recently renovated, catering to the demands of modern living while retaining its charm. This home is ideally suited for families and couples seeking a balance of comfort and convenience.

The property boasts two double bedrooms that offer ample space and natural light, promising a warm, inviting atmosphere. The bathroom has been newly refurbished, ensuring a fresh and modern look.

The heart of the home is the kitchen, an open-plan space equipped with modern appliances. It's a perfect area to entertain guests or enjoy family meals, thanks to its ample dining space and the abundance of natural light that floods in.

The reception room is another highlight of this property, featuring large windows that let in plenty of light and a refurbished fireplace that adds a touch of elegance and warmth to the room.

This property also offers a multitude of unique features. The open-plan design enhances the feeling of space and fluidity throughout the house. Additionally, there's convenient parking and an outer building that could be used as a home office or storage. The front of the house features a delightful porch, while at the back, you can enjoy a beautifully maintained garden that offers a peaceful retreat from the bustle of daily life.

Located near public transport links, local amenities, and within a strong local community, this property embodies a perfect blend of urban living and tranquility. The opportunity to own such a dwelling is rare, making it an offer not to be missed.

**PORCH** Tiled, ceiling light point.

**HALLWAY** Ceiling light point and stairs, radiator.

**LOUNGE** 22' 0" x 16' 2" MAX (6.71m x 4.93m) Open plan, bay window to front, three wall lights, laminate flooring, radiator and log burner.

**KITCHEN** 15' 0" x 10' 6" (4.57m x 3.2m) Tiled, wall and base units, spotlights, patio doors to rear garden, window to rear, extended kitchen/dining area, tiled splash backs, electric oven, gas hob, area for washing machine, dishwasher, radiator.

**FIRST FLOOR** Ceiling light point and window.

**BEDROOM ONE** 13' 4" x 10' 0" MAX (4.06m x 3.05m) Ceiling light point, bay window to front, radiator, storage cupboard, two windows to front.

**BEDROOM TWO** 10' 0" x 8' 7" (3.05m x 2.62m) Ceiling light point, radiator, window to rear, loft access.

**BATHROOM** Tiled, free-standing bath, ceiling light point, toilet, sink with vanity, window to rear.

**GARDEN** Paved area, side access, steps leading to lawn, shed, out-building to the rear of the property with electric light and power, concrete floor, window to front and patio doors, units, built-in mirror.



**OUTER BUILDING** 19' 10" x 18' 0" (6.05m x 5.49m) Having patio doors to entry, electrics, concrete floor, two windows to front, base units.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps

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

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.

**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.

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

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