

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 Conveyer.

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- SINGLE STOREY KITCHEN EXTENSION
- THREE BEDROOMS
- DRIVEWAY
- NO CHAIN

Rocky Lane, Perry Barr, Birmingham, B42 1QY

£250,000



Property Description

Presenting to the market a three bedroom semi-detached property available for sale. The property is neutrally decorated, offering a blank canvas for you to make it truly your own. It comprises a total of three beautiful bedrooms, a well-appointed bathroom, a modern kitchen, and a spacious reception room. With its carefully planned layout and smart use of space, this property may just be the perfect match for families and couples alike.

The bedrooms are generously proportioned, with two double-sized and a single. Each room is filled with an abundance of natural light, creating a warm and welcoming atmosphere. The bathroom is newly refurbished, featuring a free-standing bath, adding a touch of luxury and elegance.

The heart of this home is the open-plan kitchen, recently refurbished, it is flooded with natural light, making it a bright and inviting space to cook, dine, and entertain. It also offers ample dining space, perfect for social gatherings and family dinners. Adjacent to the kitchen, the reception room is spacious and enjoys large windows, providing a lovely view of the surroundings.

Unique features of this property include a garage, off-road parking, and a single storey extension, adding extra living space to the property. The location is highly convenient, with public transport links, schools, and local amenities within a short distance. This property is more than a house, it's a lifestyle. With such an array of features, it's a unique opportunity not to be missed!

PORCH Having lino flooring, gas and electric metres and door into:-

HALL Having laminate flooring, ceiling light point, radiator, understairs storage and door to:-

THROUGH LOUNGE 25' 0" x 10' 0" (7.62m x 3.05m) Having two ceiling light points, two radiators, bay window to front, lino flooring and opening through to:-

EXTENDED KITCHEN 20' 2" x 14' 10" MAX (6.15m x 4.52m) Having spotlights, ceiling light point, wall and base units, built in; oven gas hob, extractor, sink, window to rear, patio doors to garden, two radiators and door to side.

FIRST FLOOR

LANDING Having window to side, ceiling light point and loft access.

BEDROOM ONE 12' 6" x 9' 8" (3.81m x 2.95m) Having ceiling light point, bay window to front and radiator.

BEDROOM TWO 13' 0" x 10' 0" (3.96m x 3.05m) Having ceiling light point, window to rear and radiator.

BEDROOM THREE 7' 6" x 5' 2" (2.29m x 1.57m) Having ceiling light point, radiator and window to rear.

BATHROOM 9' 0" x 5' 2" (2.74m x 1.57m) Having lino flooring, spot lights, bay window to front, bath, WC, sink and tiled walls.

OUTSIDE To the rear is a garden with steps leading upto paved patio area, garden shed and access road to the rear.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Virgin Media, Openreach

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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