



32 Rockland Drive, Birmingham, B33 9DJ

£240,000

UNEXPECTEDLY BACK ON THE MARKET! This traditional semi detached property situated in a popular residential cul de sac briefly comprises porch, hallway, two reception rooms, kitchen, three bedrooms and family bathroom. There is a good sized front garden and a garden and garage to the rear. The property benefits from double glazing and central heating both where specified . There is also no upward chain.

Approach

Via a pathway to entrance and mainly laid to lawn.

Porch

Double glazed French doors to front.

Hallway

Door to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and two wall light points.

Reception Room One

15'08 x 12 (4.78m x 3.66m)

Double glazed bay window to front, gas fire point, radiator and ceiling light point.

Reception Room Two

11'06 x 12'05 (3.51m x 3.78m)

Sliding patio doors leading to rear garden, radiator and ceiling light point.

Kitchen

8'08 x 6'11 (2.64m x 2.11m)

Double glazed window and door to rear garden, having a range of wall, base and drawer units, stainless steel sink unit with drainer and mixer tap, space for white goods, wall mounted central heating boiler and ceiling strip light.

Landing

Single glazed obscure window to side, loft access and ceiling light point.

Bedroom One

15'08 max into bay x 11'01 (4.78m max into bay x 3.38m)

Double glazed bay window to front, radiator and ceiling light point.

Bedroom Two

12'05 x 11'09 (3.78m x 3.58m)

Double glazed window to rear, radiator and ceiling light point.

Bedroom Three

7'07 plus door recess x 7 (2.31m plus door recess x 2.13m)

Double glazed window to front, storage cupboard, radiator and ceiling light point.

Family Bathroom

Double glazed obscure window to rear, paneled bath, wash hand basin, low level w/c, radiator and ceiling light point.

Rear Garden

Patio area, lawned area and rear garage.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check

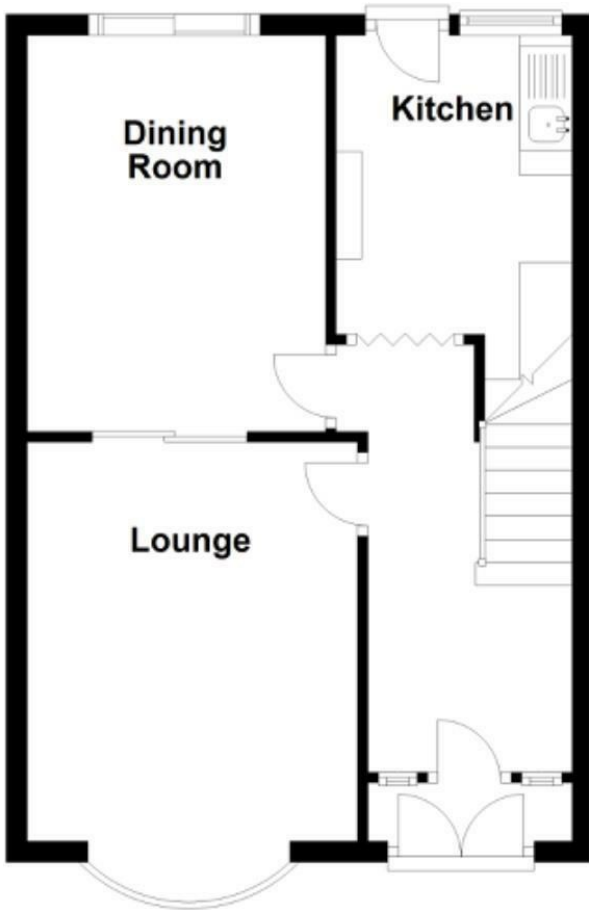
measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

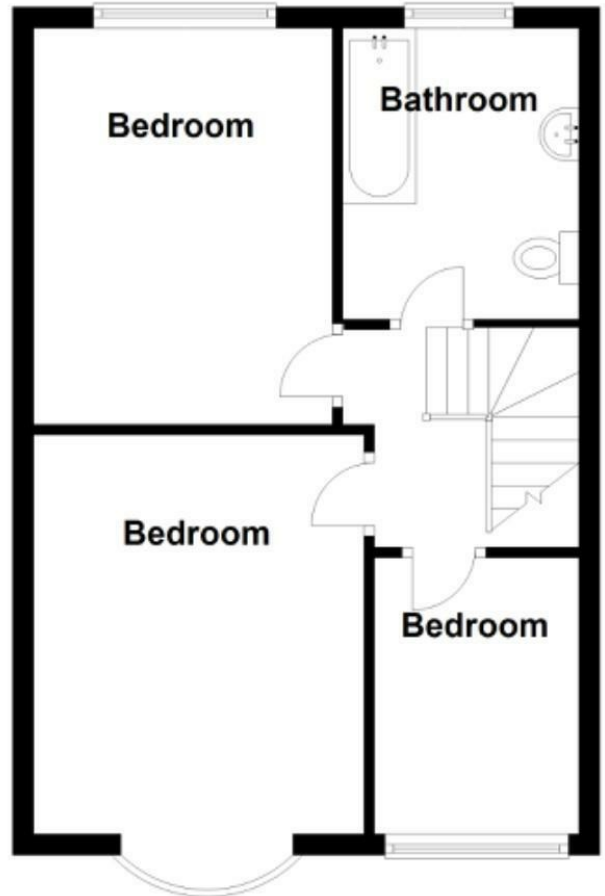
Council Tax Band - C

EPC Rating - TBC

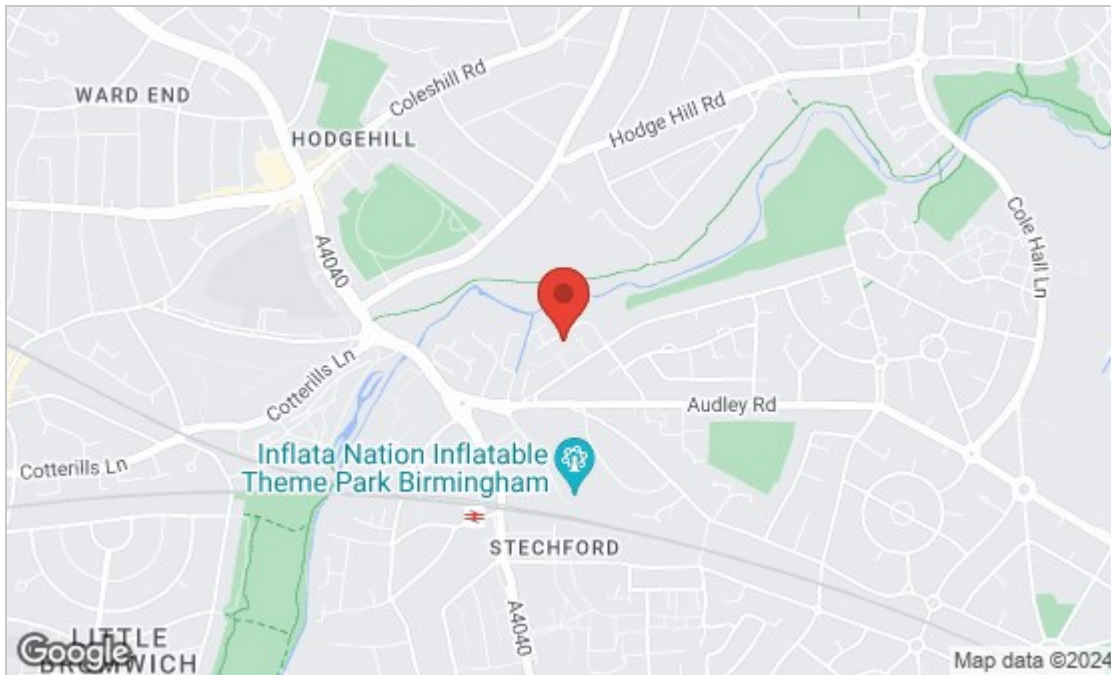
Ground Floor



First Floor



Total area: approx. 80.9 sq. metres (871.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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