



Connells

Rockford Road
Birmingham



Property Description

****NO ONWARD CHAIN** **WONDERFULLY PRIVATE REAR GARDEN BEING EASY TO MAINTAIN****

Connells Great Barr are thrilled to offer for sale this fantastically traditional family residence located in a wonderfully popular area of Great Barr-Perry Barr. The property itself is a great size and boasts massive potential throughout with the property needing slight modernisation and boasting a side double tandem garage alongside a driveway and large front garden.

The properties layout comprises of; porchway, hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally we can boast some great features with huge potential, the rear garden is private with a side area leading to the workshop and double tandem garage, driveway and a large front lawned garden.

Rockford Road is set in a popular part of North Birmingham and boasts very easy access to a host of great schools, shops and places of worship.

Birmingham City Centre, Walsall, West Bromwich and Sutton Coldfield. Transport links including the M6, A34 and plenty of bus stops and train stations can be taken advantage of.

****FANTASTIC POTENTIAL, A REAL MUST VISIT** **PERFECT FOR FIRST TIME**

BUYERS AND INVESTORS ALIKE
THREE BEDROOM TRADITIONAL HOME WITH TWO RECEPTION ROOMS**

Agents Note

It is our understanding that the property is not registered at the land registry which is the case with a significant proportion of the land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Porch

Entrance Hall

Lounge

12' 9" x 10' 2" (3.89m x 3.10m)

Dining Room

10' 6" x 11' 9" (3.20m x 3.58m)

Kitchen

9' 1" x 11' 4" (2.77m x 3.45m)

First Floor Landing

Bedroom One

11' 10" x 10' 4" (3.61m x 3.15m)

Bedroom Two

10' 4" x 12' 3" (3.15m x 3.73m)

Bedroom Three

5' 6" x 6' 9" (1.68m x 2.06m)

Family Bathroom

Private Rear Garden

Front Garden

Driveway To Front

Double Tandem Garage

Huge Potential

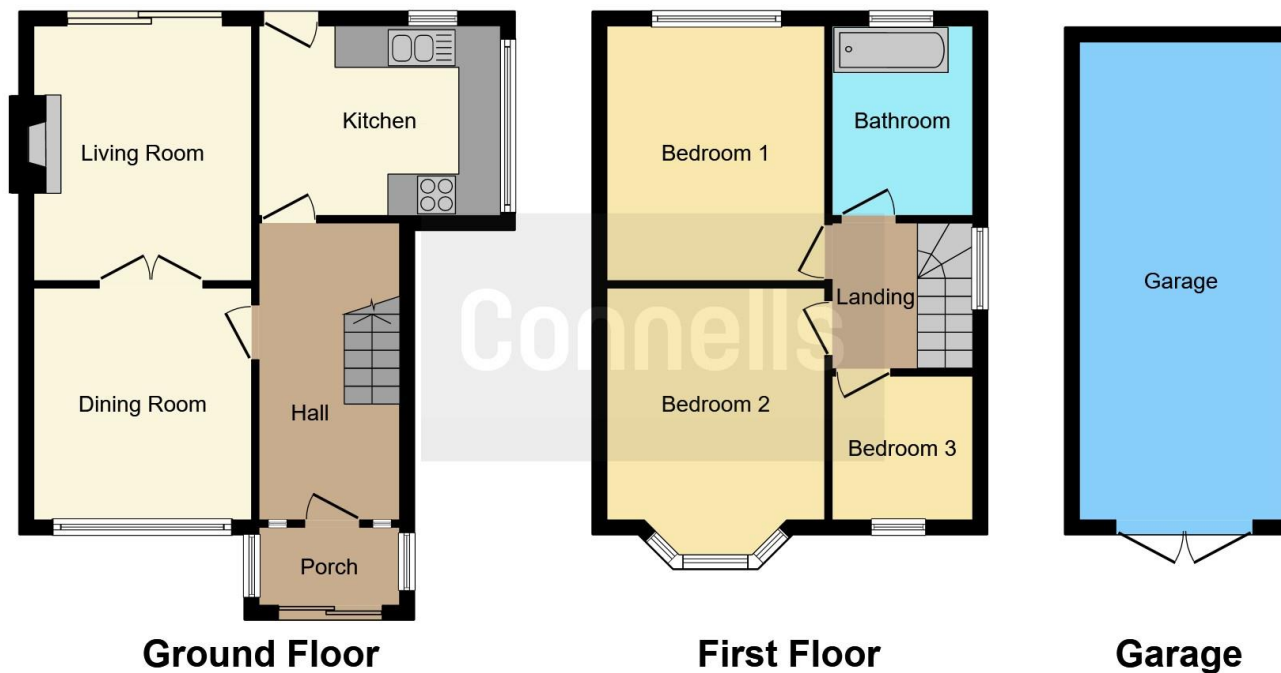
Popular Area

Call Connells Today









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 BIRMINGHAM B42 1TN

EPC Rating: D

view this property online connells.co.uk/Property/GBR310721

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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