



Connells

Rocky Lane
Perry Barr Birmingham



Property Description

Connells Estate Agents are just thrilled to offer for sale this rather spacious and very beautiful family home located in an incredibly popular location in Hamstead, Great Barr.

The property itself benefits greatly from a two car driveway with dropped kerb, an incredibly private and mature rear garden, a through lounge, dining room, modern kitchen, three bedrooms and a family bathroom.
****ABSOLUTELY READY TO MOVE INTO****

The current owners have improved the property greatly and this home has been very much loved over the years. Nearby we have a host of local amenities, including Hamstead Train Station, easy travel links to Birmingham City Centre, Walsall and Great Barr. There are many very good schools to choose from, a myriad of local shops, supermarkets, restaurants and places of worship, Rocky Lane has everything you could need almost on the doorstep.

A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY THREE BEDROOMS, POTENTIAL TO EXTEND IF NEEDED (STPP)** **LARGE LOUNGE DINER** **DRIVEWAY AND A SUPER REAR GARDEN** **CALL CONNELLS GREAT BARR TODAY TO REGISTER YOUR INTEREST****

Entrance Hallway

Lounge And Open Dining Room

16' 1" x 25' 4" (4.90m x 7.72m)

Kitchen

6' 9" x 11' 5" (2.06m x 3.48m)

First Floor Landing

Bedroom One

9' 9" x 13' 3" (2.97m x 4.04m)

Bedroom Two

9' 9" x 12' 4" (2.97m x 3.76m)

Bedroom Three

7' 3" x 7' 1" (2.21m x 2.16m)

Family Bathroom

Brand New Boiler

Garage To Rear

Driveway To Fore

Private Rear Garden

Beautiful And Spacious Home

Sure To Be Popular









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 357 6877
E greatbarr@connells.co.uk

907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: C

view this property online connells.co.uk/Property/GBR310888

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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Awaiting Photograph