



Rocky Lane, Perry Barr Birmingham B42 1QU

welcome to

Rocky Lane, Perry Barr Birmingham

SEMI DETACHED**THREE BEDROOMSTHROUGH LOUNGE***KITCHEN***CONSERVATORY***BATHROOM***LEAN TO***FRONT & REAR GARDENS***REAR GARAGE***

##Invalid Field Name##

Entrance Hall

Stairs to first floor, Ceiling light point, Radiator

Lounge

26' 10" into bay x 9' 10" (8.18m into bay x 3.00m)
Double glazing bay to front, Double glazing to rear,
French doors into conservatory, Gas fire with fire
place, Radiator, 2 x ceiling light points

Kitchen

11' 4" x 6' 11" (3.45m x 2.11m)
Double glazing to rear, Wall and base units with a
roll top, Stainless steel sink and drain, Gas hob with
extractor and double oven, Plumbing for
dishwasher, Radiator, Ceiling light point, Tiled floor
and tiled walls, Door into

Side Access

17' 7" x 3' 5" (5.36m x 1.04m)
UPVC door front and rear, plumbing for washing
machine, space for dryer, 2 x Ceiling light points

Conservatory

11' 4" x 9' 2" (3.45m x 2.79m)
Double glazing to rear and side, UPVC door to side,
Ceiling light point with fan





Landing

Double glazing to side, Loft access, Airing Cupboard, Doors, Ceiling light point

Bedroom 1

12' 5" into bay x 9' 10" (3.78m into bay x 3.00m)
Double glazing bay to front, Ceiling light point, Radiator

Bedroom 2

13' 6" into bay x 9' 10" into wardrobe (4.11m into bay x 3.00m into wardrobe)
Double glazing to rear, Radiator, Ceiling light point, Fitted wardrobe and units

Bedroom 3

7' x 6' 11" (2.13m x 2.11m)
Double glazing to rear, Radiator, Ceiling light point

Rear Garden

Patio, Lawn Area, fence borders, access to the Rear Garage

Rear Garage

With secure access road behind the property.



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Rocky Lane, Perry Barr Birmingham

- SEMI-DETACHED
- THREE BEDROOMS
- THROUGH LOUNGE
- KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: E

£220,000



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