



**Rockford Road,BIRMINGHAM B42 1JY**

**welcome to**

## **Rockford Road, BIRMINGHAM**

Well-presented three-bedroom semi-detached home on the popular Rockford Road in Great Barr. Features include a spacious lounge, fitted kitchen, side access with utility area, and a modern family bathroom. Benefits from front and rear gardens, gas central heating, and double glazing.

### **Agent Note**

Council Tax Band C

### **Approach**

Lawn, Hedge and wall borders, path leading to door into side access and UPVC sliding door into

### **Porch**

Double glazed window to the front, door into

### **Entrance Hall**

Stairs to the first floor, radiator, ceiling light point, doors to

### **Lounge**

19' 3" plus recess x 10' 5" ( 5.87m plus recess x 3.17m )  
Double glazed window to the front, patio doors to the rear garden, radiator, ceiling light point

### **Kitchen**

9' 9" x 8' 6" plus recess ( 2.97m x 2.59m plus recess )  
Double glazed window to the rear, sliding door into the side access, a range of wall and base units with roll top worksurface over, stainless steal sink and drainer, gas cooker point, ceiling light point

### **Side Access**

UPVC door to the rear garden, door to the front, plumbing for washing machine and space for further white goods, ceiling light point

### **Landing**

Double glazed window to the side, loft access, ceiling light point, doors to

### **Bedroom One**

10' into recess x 9' 10" plus bay ( 3.05m into recess x 3.00m plus bay )  
Double glazed bay window to the front, radiator,



ceiling light point



### **Bedroom Two**

11' 10" x 9' 11" into recess ( 3.61m x 3.02m into recess )  
Double glazed window to the rear, radiator, ceiling light point

### **Bedroom Three**

9' 10" x 6' 4" ( 3.00m x 1.93m )  
Double glazed window to the front, ceiling light point

### **Bathroom**

Double glazed window to the rear, paneled bath with mixer tap and shower over, pedestal wash hand basin, low level wc, radiator and ceiling light point.

### **Rear Garden**

Patio, mainly laid to lawn with fenced borders.



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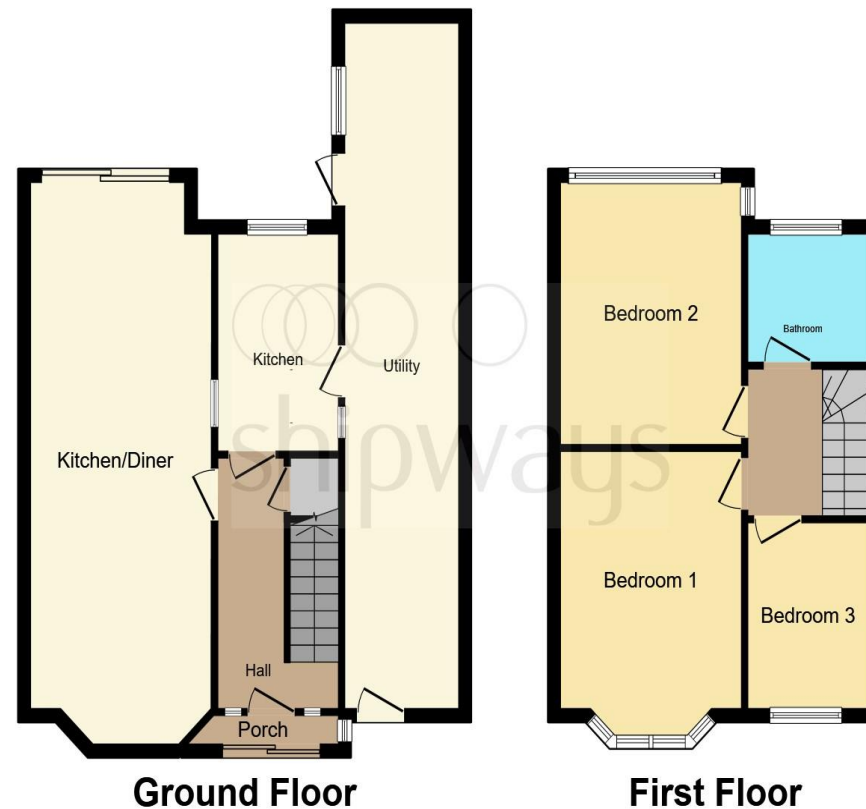
welcome to

## Rockford Road, BIRMINGHAM

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- SIDE ACCESS/UTILITY

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of  
**£210,000**



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](http://www.focalagent.com)

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