



**Rocky Lane,Great Barr Birmingham B42 1NG**

**welcome to**

## **Rocky Lane, Great Barr Birmingham**

\*\*\*WELL PRESENTED THROUGHOUT\*\*\*LOUNGE/DINER\*\*\*LOCAL AMENITIES\*\*\*HAMSTEAD TRAIN STATION NEARBY\*\*\*NEARBY SHOPS & SCHOOLS\*\*\*

### **Agent Note**

The Council Tax Band is C.

### **Lounge**

23' 3" into bay x 9' 8" ( 7.09m into bay x 2.95m )

Double glazed bay window to front, double glazed window to rear, radiator.

### **Kitchen**

10' 1" x 5' 7" ( 3.07m x 1.70m )

Wall and base units, space for freestanding cooker, double glazed window to rear.

### **Bedroom One**

12' 2" x 9' 7" ( 3.71m x 2.92m )

Double glazed window to rear, radiator.

### **Bedroom Two**

12' x 9' 7" ( 3.66m x 2.92m )

Double glazed window, radiator.

### **Bedroom Three**

6' x 5' 11" ( 1.83m x 1.80m )

Double glazed window to front, radiator.

### **Bathroom**

Bath with shower over, w.c, wash hand basin, towel rail, double glazed window to rear.







***view this property online*** [shipways.co.uk/Property/GRB111644](https://shipways.co.uk/Property/GRB111644)



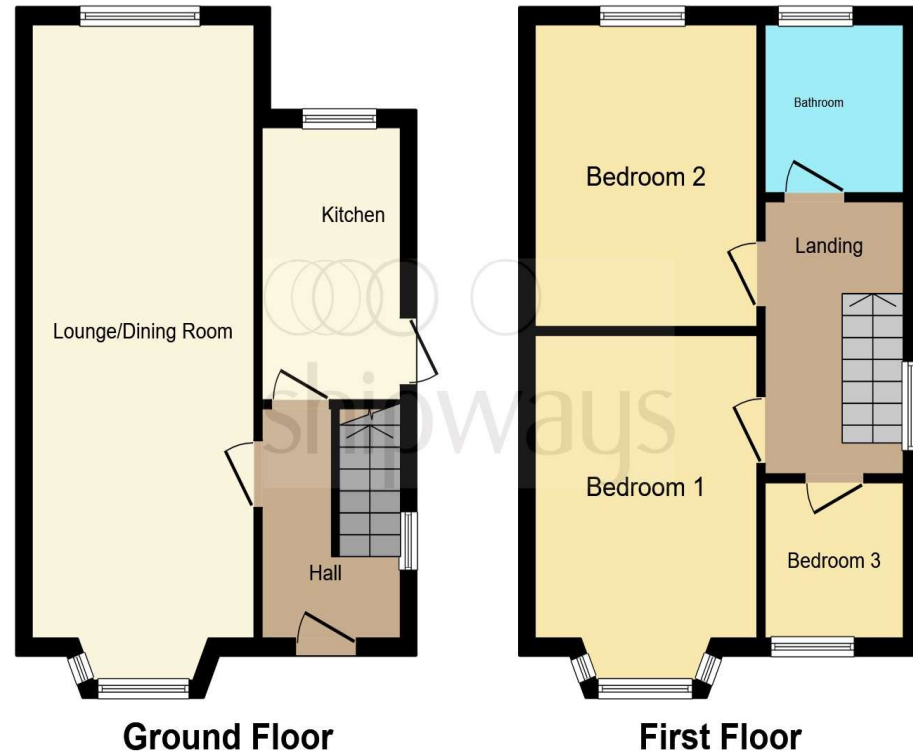
**welcome to**

## **Rocky Lane, Great Barr Birmingham**

- WELL PRESENTED THROUGHOUT
- LOUNGE/DINER
- DRIVEWAY
- WELL MAINTAINED GARDENS
- LOCAL AMENITIES

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

offers over  
**£230,000**



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)

**view this property online** [shipways.co.uk/Property/GRB111644](http://shipways.co.uk/Property/GRB111644)



Property Ref:  
GRB111644 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
shipways



**0121 358 2281**



[greatbarr@shipways.co.uk](mailto:greatbarr@shipways.co.uk)



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



**[shipways.co.uk](http://shipways.co.uk)**