



Rocky Lane, Great Barr Birmingham B42 1NG

welcome to

Rocky Lane, Great Barr Birmingham

A three bedroom semi detached property in need of modernisation offered with no onward chain.

Agent Note

This property is council tax band C.

Entrance Hallway

Double glazed window to side, double glazed door to front and understairs storage cupboard.

Lounge

9' 11" plus recess x 9' 7" (3.02m plus recess x 2.92m)

Dining Room

11' 5" into recess x 9' 7" (3.48m into recess x 2.92m)

Double glazed window to rear and double glazed door to rear garden.

Kitchen

5' 6" x 6' 11" (1.68m x 2.11m)

Base units, double glazed window to rear and side door to garden.

Landing

Loft access and double glazed window to side.

Bedroom One

10' plus recess x 9' 8" (3.05m plus recess x 2.95m)

Double glazed bow window to front.

Bedroom Two

9' 8" x 12' into recess (2.95m x 3.66m into recess)

Double glazed window to rear.

Bedroom Three

6' 2" x 5' 9" (1.88m x 1.75m)

Double glazed window to front.

Bathroom

Bath with shower over, w.c, pedestal sink and double glazed window to rear.





view this property online shipways.co.uk/Property/GRB112089



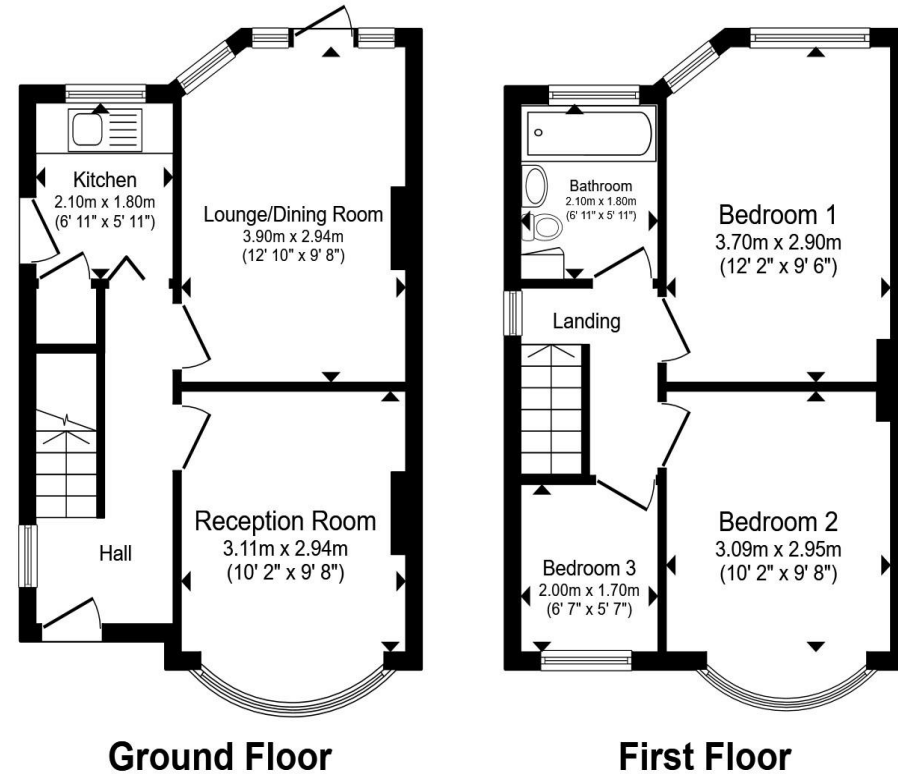
welcome to

Rocky Lane, Great Barr Birmingham

- IN NEED OF MODERNISATION
- POTENTIAL FOR IMPROVEMENT
- NO CHAIN
- SOUGHT AFTER LOCATION
- LOCAL AMENITIES

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

£190,000



Total floor area 68.1 m² (733 sq.ft.) approx

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.propertybox.io



view this property online shipways.co.uk/Property/GRB112089



Property Ref:
GRB112089 - 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.



0121 358 2281



greatbarr@shipways.co.uk



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



shipways.co.uk