



Rocky Lane, Great Barr Birmingham B42 1NQ

welcome to

Rocky Lane, Great Barr Birmingham

THREE BEDROOMFREEHOLD***TWO STOREY EXTENSION***SEMI DETACHED***INTEGRATED KITCHEN***DRIVEWAY***GARAGE***DOWNSTAIRS WC***

Agent Note

Council Tax Band C

Approach

Driveway

Lounge

22' 6" x 9' 8" (6.86m x 2.95m)

Double glazed bay window to the front of the property, double glazed sliding doors to the rear of the property, gas fire, two ceiling light points, two radiators

Kitchen

18' 9" x 8' 1" (5.71m x 2.46m)

Double glazed window to the rear of the property, wall mounted boiler, a range of wall and base units with a roll top worksurface, integrated cooker with a five point gas hob, integrated fridge/freezer, dish washer, washing machine and under stairs cupboard

Landing

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

Bedroom One

12' 4" into bay x 8' 5" upto wardrobes (3.76m into bay x 2.57m upto wardrobes)

Double glazed bay window to the front of the property, laminate flooring, fitted wardrobes, radiator, ceiling light point

Bedroom Two

12' 11" x 9' 7" (3.94m x 2.92m)

Double glazed window to the rear of the property, laminate flooring, ceiling light point, radiator

Bedroom Three

12' 1" x 8' (3.68m x 2.44m)





Double glazed window to the rear of the property, laminate flooring, ceiling light point, radiator

Bathroom

Double glazed window to the front of the property, shower over the bath, WC, sink with vanity unit, heated towel rail, tiled walls and flooring, ceiling light point

Rear Garden

Lawn area, wooden shed, garage to rear of the garden



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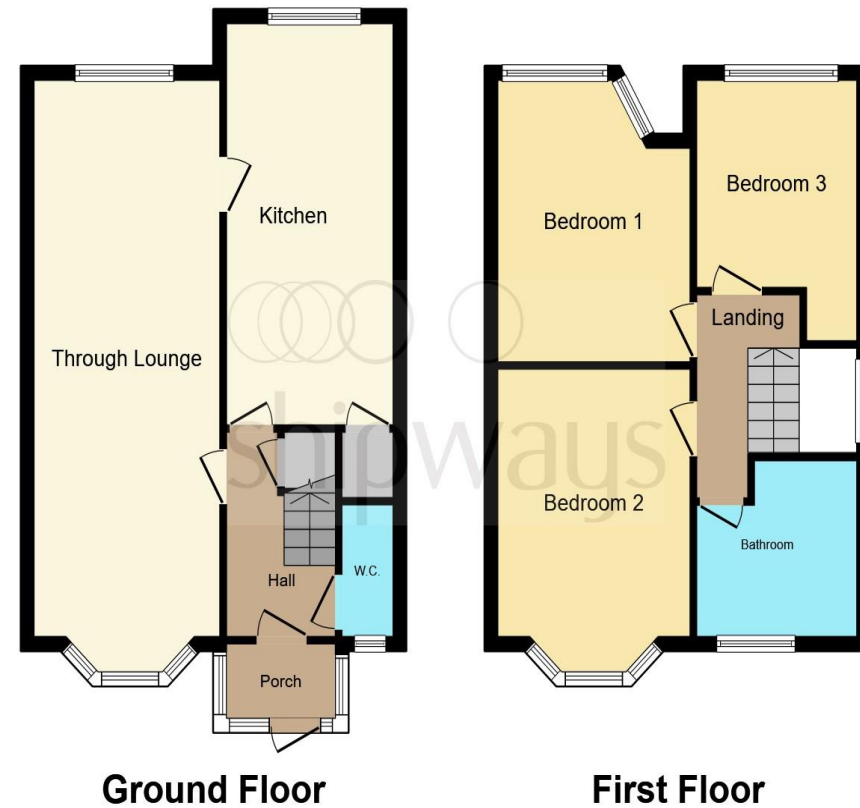
Rocky Lane, Great Barr Birmingham

- THREE BEDROOM
- FREEHOLD
- TWO STOREY EXTENSION
- SEMI DETACHED
- INTEGRATED KITCHEN

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



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

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Property Ref:
GRB111539 - 0002

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0121 358 2281



greatbarr@shipways.co.uk



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



shipways.co.uk