



Rocky Lane, Great Barr  
Birmingham, B42 1NQ

Offers in Excess of £190,000



# Great Barr

Offers in Excess of £190,000



*Welcoming to the market this chain-free traditional home on Rocky Lane — a sought-after residential location popular with all types of purchasers. Ideally positioned close to local schools, shops, amenities, and only a short drive from the M6 motorway network. The property benefits from double glazing, central heating and a desirable south-facing rear garden.*

**Property Features** • Elevated frontage with steps leading up to the entrance. • Secure porch opening into the hallway with useful under-stairs storage. Ground Floor Dual-Aspect Lounge & Dining Room A bright and spacious reception area featuring a fireplace with hearth, a circular bay window to the front, and sliding patio doors opening out to the south-facing rear garden — perfect for family living and entertaining. Extended Kitchen Offering plentiful natural light via the bay window, this kitchen includes a range of wall and base units, gas hob and oven, stainless steel sink with drainer, and a small pantry cupboard. A door provides direct access to the side passage. Side Passage Gives convenient access to both the front and rear gardens, with inbuilt storage ideal for outdoor equipment or household items.

**First Floor Accommodation** Landing Featuring a window for natural light, access to all bedrooms, an airing cupboard housing the boiler, and loft access. Bedrooms • Two well-proportioned double bedrooms (front and rear) • A third single bedroom ideal as a child's room, office or dressing room Family Bathroom Comprising a wash basin, W.C., panelled bathtub with shower attachment, and privacy-glazed window with fitted blinds.

**Externally** South-Facing Tiered Rear Garden Mainly laid to lawn with mature shrubs and hedges, benefiting from excellent natural sunlight throughout the day. Rear-Access Garage Offering additional storage and secure parking. Summary This family home offers a fantastic opportunity for modernisation and refurbishment — ideal for buyers looking to put their own stamp on their next home or equally appealing to investors. With double glazing, central heating and a sunny south-facing garden, this property presents excellent potential. Book your viewing today!

Being offered for sale with no upward chain, this home presents excellent potential for modernisation and personalisation.

**This Property is Being sold by Paul Carr Secure Sale.** Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.







## Property Specification

BEING SOLD BY PAUL CARR SECURE SALE -  
(BUY IT NOW OPTION AVAILABLE)  
TRADITIONAL SEMI DETACHED HOME  
THREE BEDROOMS  
SPACIOUS LOUNG & DINER  
EXTENDED KITCHEN

### Porch

### Hallway

11' 10" x 5' 3" (3.6m x 1.6m)

### Kitchen

11' 10" x 5' 7" (3.6m x 1.7m)

### Dual Aspect Lounge & Diner

22' 0" x 9' 10" (6.7m x 3m)

### Side Passage

21' 8" x 9' 10" (6.6m x 3m)

### Bedroom One

12' 6" x 9' 10" (3.8m x 3m)

### Bedroom Two

12' 10" x 9' 10" (3.9m x 3m)

### Bedroom Three

7' 7" x 5' 3" (2.3m x 1.6m)

### Bathroom

6' 7" x 5' 3" (2m x 1.6m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 5th December 2025

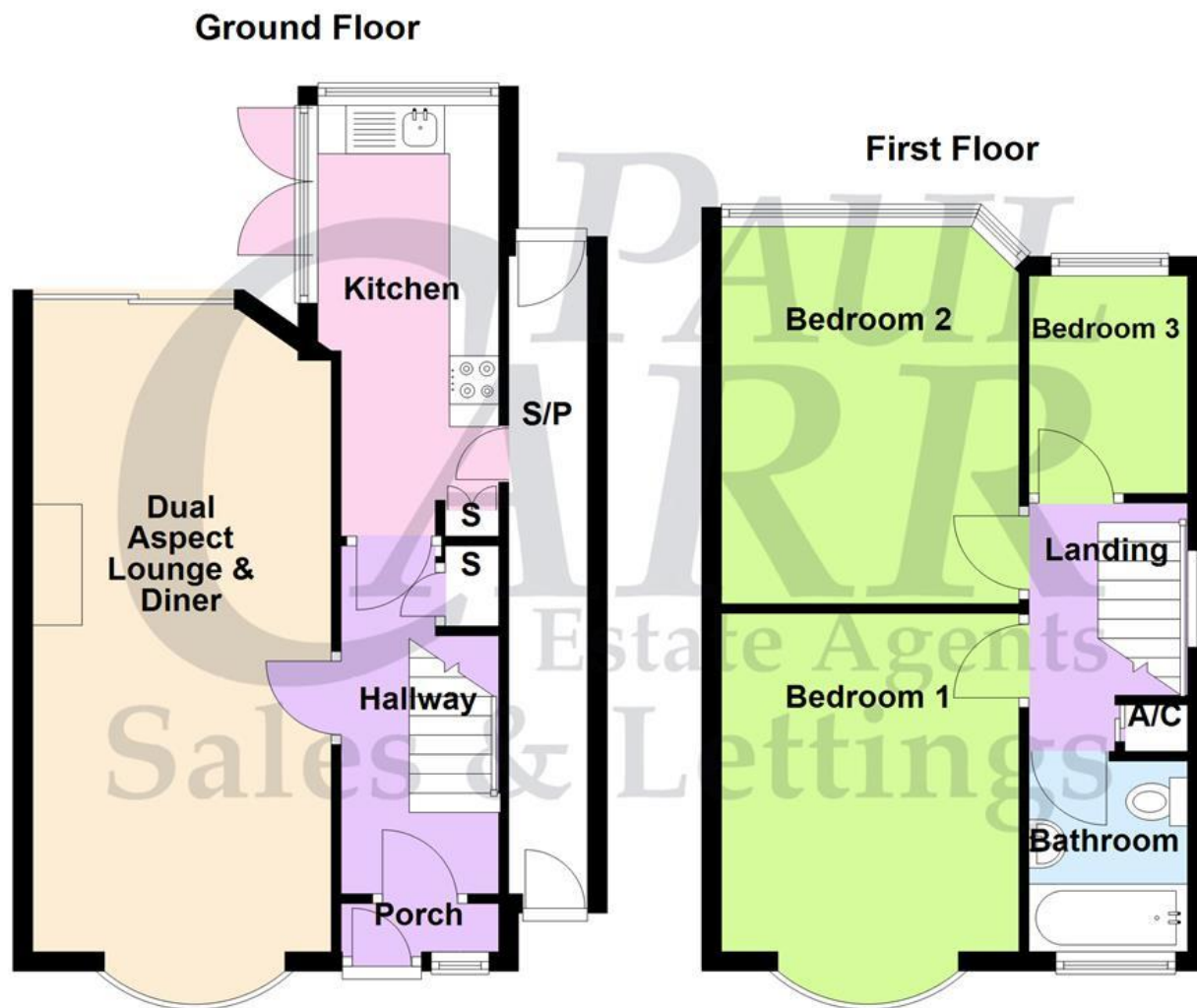
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

