

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rockingham Road, Yardley, Birmingham, West Midlands, B25 8RG

£295,000





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Rockingham Road, Yardley,  
Birmingham, West Midlands, B25  
8RG

- Semi Detached House
- Three Bedrooms
- Large Family Property
- Requires Modernisation
- Two Reception Rooms
- Driveway & Side Garage
- Large Rear Garden & Additional Land to the Rear.
- Popular Location
- No Upward Chain
- Energy Rating E

## EPC Rating

Current: E  
Potential: B

## Council tax band

Band = C

\* SEMI DETACHED HOME \*  
MODERNISATION REQUIRED \* THREE  
BEDROOMS \* LARGE GARDEN &  
ADDITIONAL LAND TO REAR \* NO  
UPWARD CHAIN!! 360 VIRTUAL TOUR  
AVAILABLE !!

THIS FAMILY SEMI DETACHED PROPERTY  
WILL REQUIRE MODERNISATION BUT IS  
SITUATED IN A POPULAR LOCATION IN  
YARDLEY & CLOSE TO ALL LOCAL  
AMENITIES...

CALL OUR YARDLEY OFFICE FOR A  
VIEWING ON 0121-783-3422  
The property is accessed via a dropped  
kerb with a DRIVEWAY providing off road  
parking for your vehicles along with a  
GARAGE with accommodation  
comprising of:- entrance, hallway, TWO  
RECEPTION ROOMS, kitchen, storage area  
with W.C and FAMILY REAR GARDEN &  
ADDITIONAL LAND to the ground floor.  
To the first floor there are THREE  
BEDROOMS and Bathroom.  
The property benefits from central  
heating and is offered with NO UPWARD  
CHAIN!!  
Energy Performance Certificate : E

### APPROACH

\*\* DRAFT DETAILS AWAITING  
VERIFICATION FROM OUR VENDOR \*\*  
The property is accessed via a dropped  
kerb and leading to:-

### Driveway/Front Garden

A driveway providing parking for multiple  
vehicles with a front garden area mainly  
laid to lawn and leading to the entrance  
door.

### Entrance Hallway

Staircase to first floor landing. Radiator.  
Under stairs storage cupboard. Doors  
giving access to the ground floor  
accommodation:-

### Dining Room

14'6" x 12'7" (4.42m x 3.84m)

Single glazed bay window to the front  
and radiator.

### Lounge

14'8" x 10'11" (4.47m x 3.33m)

single glazed windows and door to the  
rear allowing access to the garden.  
Radiator.

### Kitchen

11'1" x 6'8" (3.38m x 2.03m)

A range of wall and base units with work  
surfaces over incorporating a sink and  
drainer unit with mixer tap over. Gas  
cooker point. Wall mounted central  
heating boiler. Part tiling to the walls. A  
single glazed window and door to the  
rear leading into the storage area and  
side garage.

### FIRST FLOOR

## Landing

Obscure window to the side. Ceiling loft hatch. Doors leading to first floor accommodation:-

## Bedroom One

12'8" x 11'10" (3.86m x 3.61m)

Bay window to the front and radiator.

## Bedroom Two

14'10" x 10'10" (4.52m x 3.30m)

Single glazed window to the rear and radiator.

## Bedroom Three

11'2" x 7'0" (3.40m x 2.13m)

Single glazed window to the rear and radiator.

## Bathroom

Suite comprises of a panelled bath unit, pedestal wash basin and low flush W.C. Single glazed window to the front.

## OUTSIDE

### Rear Garden

Timber fenced perimeter with side gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with mature shrubbery, trees and greenhouses. THERE IS AN ADDITIONAL PLOT OF LAND TO THE REAR OF THE

GARDEN OFFERING POTENTIAL FOR POSSIBLE DEVELOPMENT. ( Subject to planning permission).

## Garage

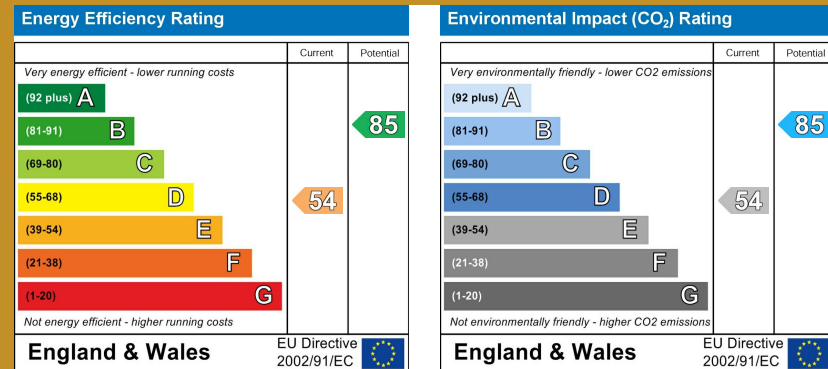
20'0"x 11'1" (6.10mx 3.38m)

Wooden doors to the front. with a door to the side allowing access to the rear garden. Additional storage area to the rear.

## FURTHER INFORMATION

The sale is in conjunction to an "Overage Agreement" being put in place over the adjoining land & the property itself, with a restriction for any development within a 5 year period by the new owner or subsequent owners during this period. The Overage Agreement will commence on the day of completion of the sale to the new owner.

An overage agreement is an agreement whereby a purchaser of land agrees to pay the seller an additional sum of money (on top of the purchase price) following the occurrence of a future specified event that enhances the value of the land. The trigger for the Overage payment will be if the buyer or future buyers within the 5 year term gain Planning permission over the land. As soon as this is issued this will trigger a percentage payment based on the difference between the value of land without planning permission and the value of the land with planning permission







167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
yardley@primestatesuk.com