



Rockland Drive, Birmingham

burchell
edwards

Rockland Drive, Birmingham, B33 9DJ

for sale offers over
£260,000



Property Description

LARGE STYLE SEMI! This FOUR bedroom property is in a PRIME location situated in an lovely cul de sac and is just ready to move into! With plenty of parking as well as being close to local transport routes including Stetchford train station, this will not be around for long!

Approach

Laid to lawn with slabbed pathway to entrance porch and side access to rear.

Entrance Porch

Double glazed door to front elevation and door into:

Entrance Hallway

Stairs leading to first floor accommodation, central heating radiator, laminate flooring and doors off to:

Guest W.C

W.C and wash hand basin.

Lounge

13' 8" x 11' 11" (4.17m x 3.63m)
Double glazed window to front elevation, central heating radiator and laminate flooring.

Dining Room

12' 5" x 10' 6" (3.78m x 3.20m)
Double glazed window to rear elevation, central heating radiator and laminate flooring.

Kitchen

8' 6" x 7' 10" (2.59m x 2.39m)
Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, oven, extractor, space and connections for washing machine and tiled flooring.

Landing

Double glazed window to side elevation, loft access and all doors off to:

Bedroom One

13' 7" x 10' 11" (4.14m x 3.33m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bedroom Two

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Bedroom Three

7' 7" x 7' 2" (2.31m x 2.18m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bedroom Four

8' x 5' 6" (2.44m x 1.68m)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Shower Room

Glass shower cubicle, W.C, wash hand basin, heated towel rail and cladded walls.

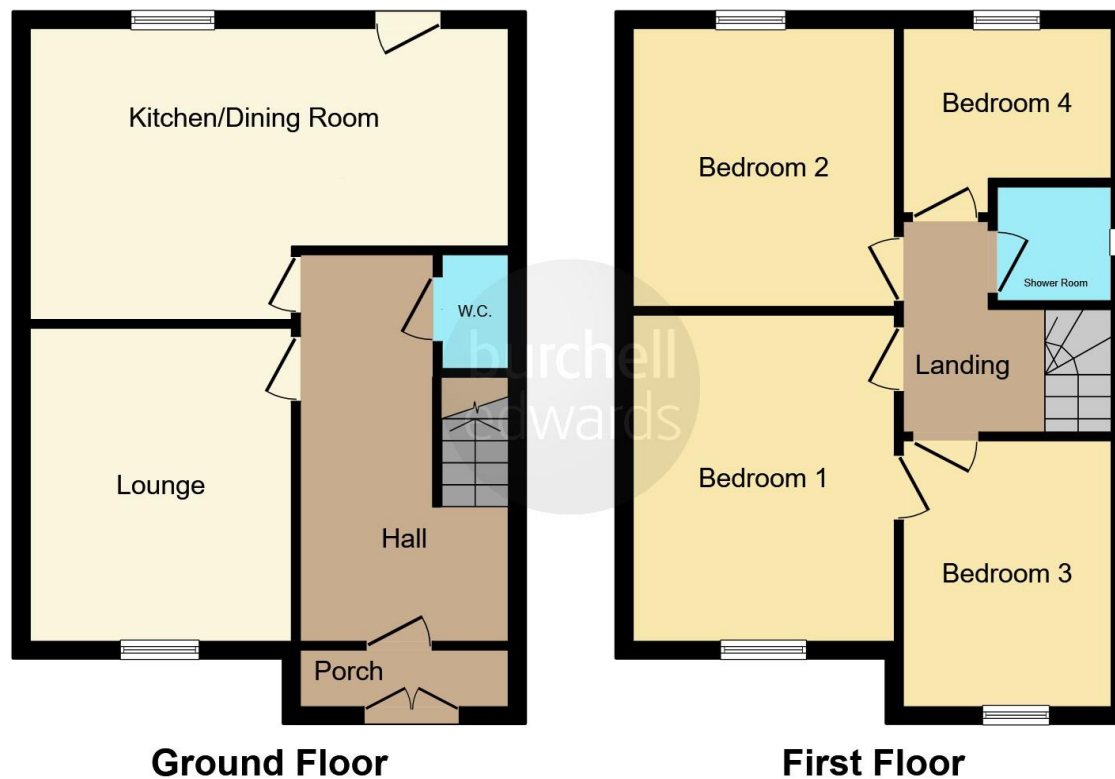
Garden

Slabbed patio, laid to lawn, access to garage and fencing to all boundaries.









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

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210788



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL210788 - 0008