



Rockmead Avenue, Great Barr  
Birmingham, B44 9DR

**Offers Over £200,000**

# Great Barr

Offers Over £200,000



This well presented two-bedroom semi-detached home is located in a popular Great Barr cul-de-sac and is ideal for First Time Buyers.

Approached via a block paved drive the entrance hall leads through to the front lounge, which benefits from a half bay window and attractive Karndean flooring. The kitchen to the rear has been extended and features an integrated fridge freezer, oven and hob and has space for a dishwasher. There is also a utility cupboard where you will find the boiler and there is space for a washing machine and dryer. Upstairs, the property benefits from two double bedrooms and the bathroom which is well appointed with a wash basin and bath with shower over. There is a separate WC.

Outside, there is a patio area which is accessed via double doors from the kitchen and steps down to a lawn area. There is also a good size garage at the rear which would make for an excellent workshop. This gas centrally heated and double-glazed property must be viewed.





## Property Specification

EXTENDED SEMI DETACHED HOME  
TWO BEDROOMS  
EXCELLENT KITCHEN EXTENSION  
BATHROOM AND SEPARATE WC  
LARGE REAR GARAGE

**Lounge**  
4.32m (14'2") x 3.37m (11'1") into bay

**Extended Dining Kitchen**  
5.10m (16'9") x 2.97m (9'9")

**Bedroom 1**  
3.89m (12'9") x 3.37m (11'1") into bay

**Bedroom 2**  
2.88m (9'5") x 2.43m (8')

**Bathroom**  
1.68m (5' 6") x 4' 4" (1.68m)

### 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:

**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:

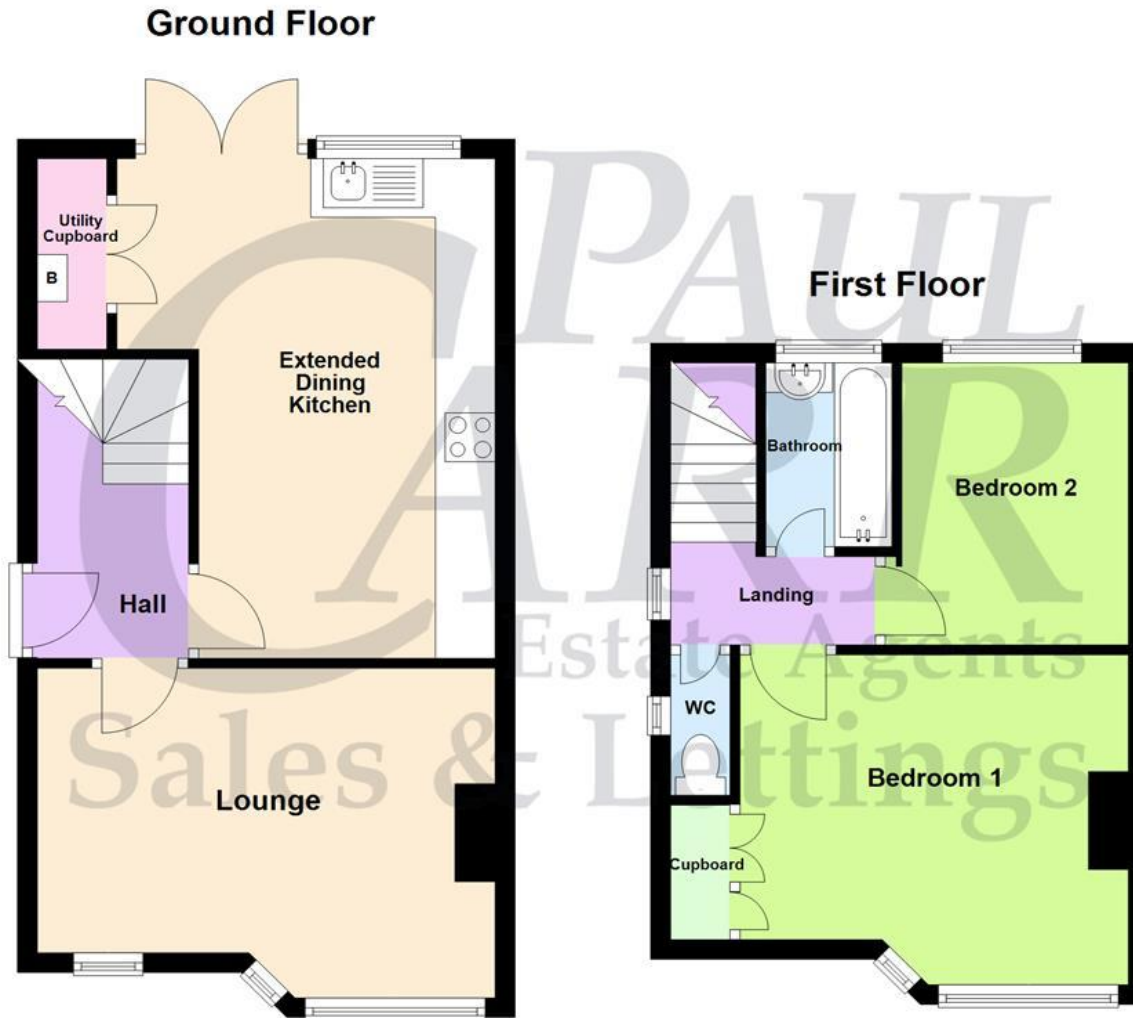
Services connected: Gas Electric Water Drainage Water Meter

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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

