



Rocky Lane, Great Barr
Birmingham, B42 1QU

£260,000

Great Barr

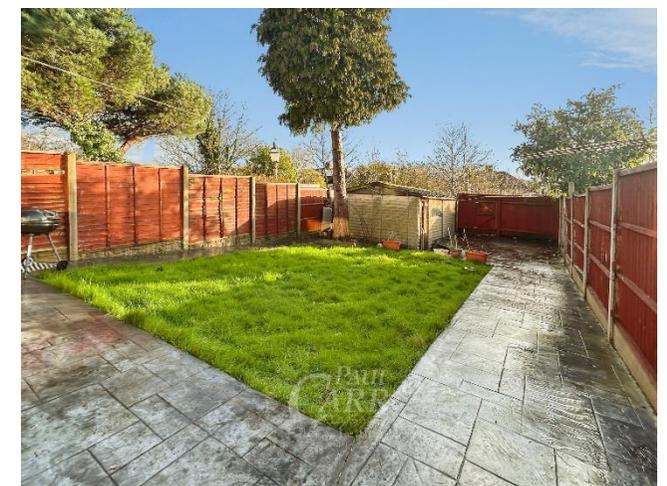
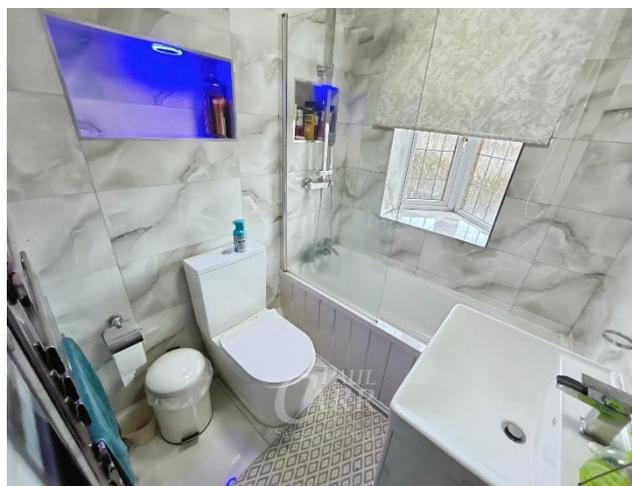
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Situated in a highly popular residential location, this well-presented three-bedroom semi-detached home offers the perfect opportunity for first-time buyers or investors alike. Ideally positioned close to local amenities, excellent transport links and well-regarded schools, the property combines convenience with comfortable family living. Set back behind a two-car driveway, the home welcomes you into a bright and inviting reception hall. From here, you'll find a spacious lounge/dining room, ideal for both relaxing and entertaining, alongside a well-presented kitchen offering ample storage and workspace.

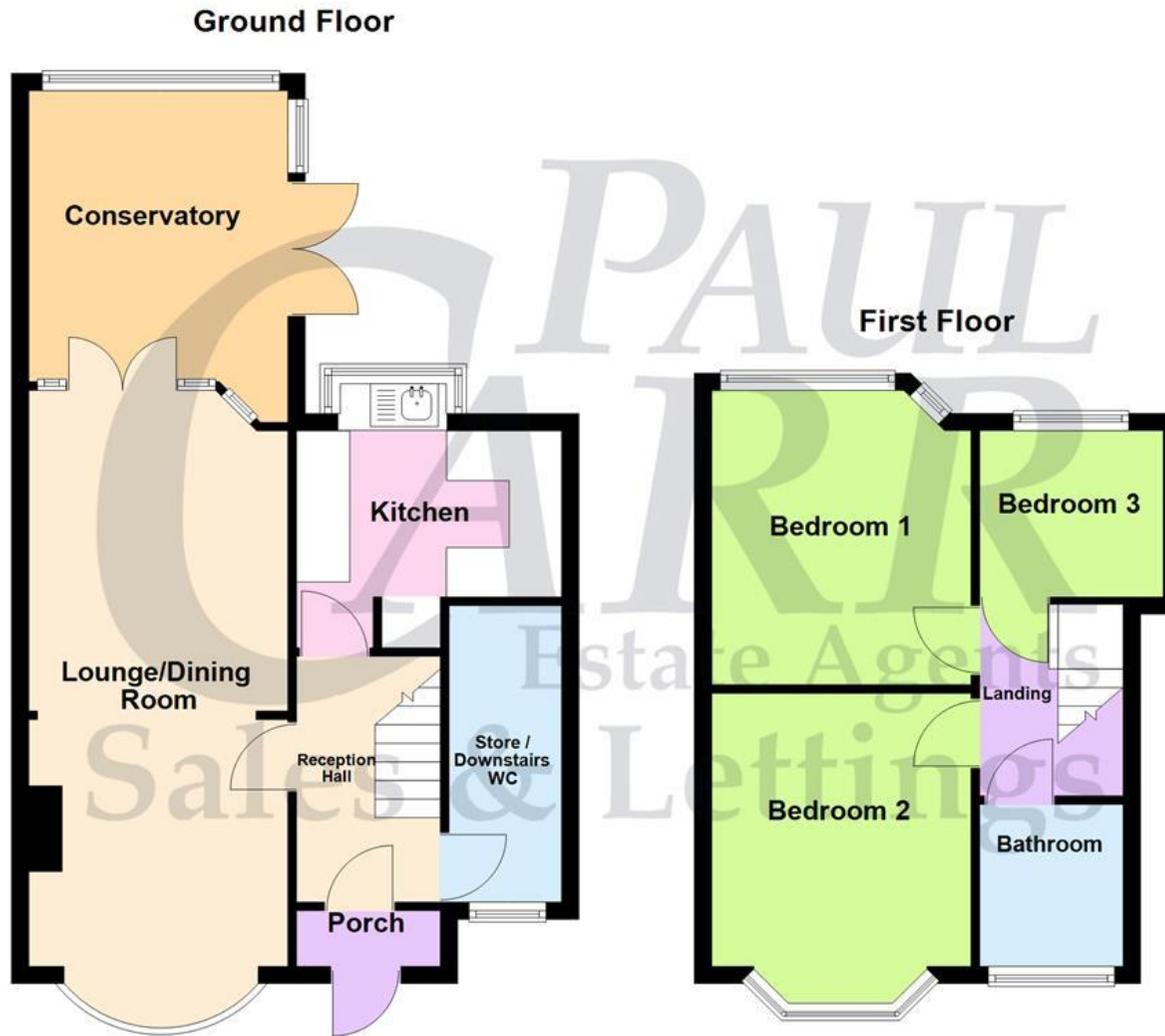
To the rear, a fabulous large conservatory provides additional living space and is perfect for enjoying those summer days while overlooking the garden. There is also a useful cupboard off the hallway housing a guest WC, adding further practicality to the ground floor. Upstairs, the property offers two generous double bedrooms, a well-proportioned single bedroom, and a modern, well-presented shower room, all finished to a good standard. Externally, the rear garden is a great size, featuring a patio area that leads down to a well-maintained lawn – ideal for outdoor dining, children's play, or simply unwinding. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer – contact us today to arrange your viewing and avoid missing out!

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.



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		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

