



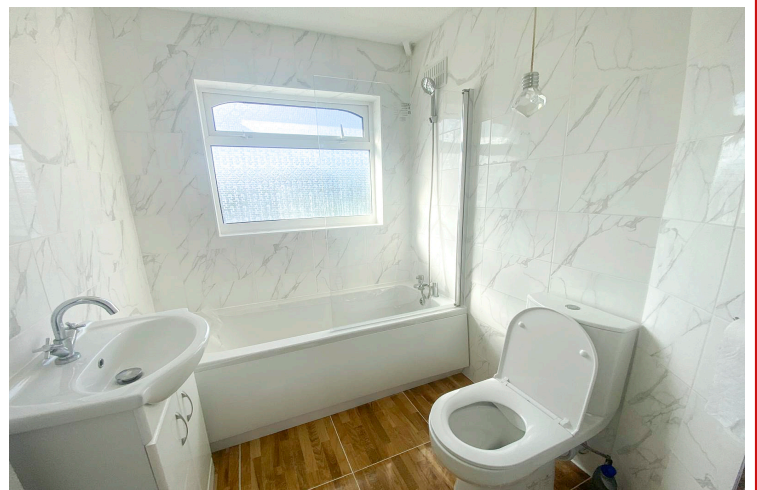
Rocky Lane

Great Barr, Birmingham, B42 1NH

- Semi-Detached
- Fore Garden
- Enclosed Porch
- Spacious Through Lounge
- Brand New Fitted Kitchen
- Three Bedrooms
- Brand New Family Bathroom
- Gas Central Heating & Double Glazing
- Rear Garden & Rear Garage
- Freehold & No Upward Chain

**Offers In The
Region Of
£239,950**

EPC Rating 'TBC'

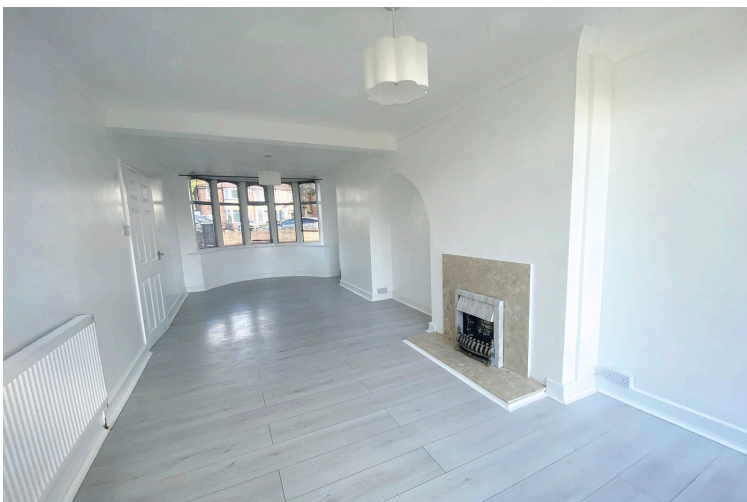
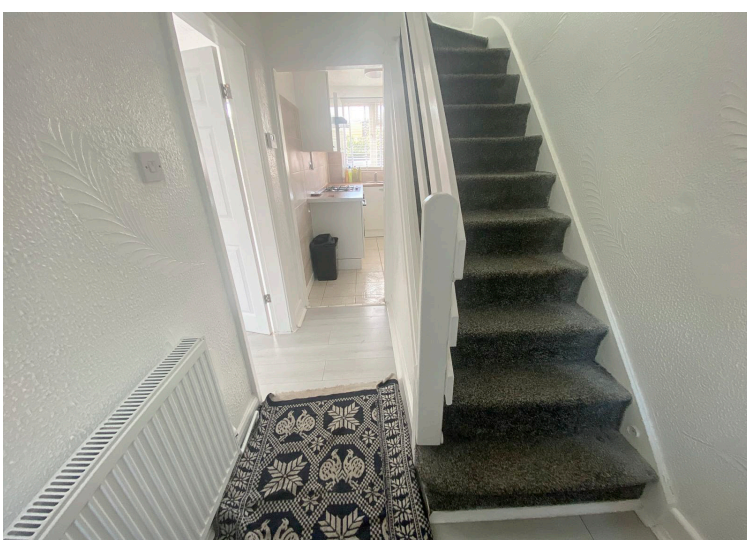




Property Description

Apple Property Solutions are pleased to present this three-bedroom home on Rocky Lane, Great Barr, combining generous living space with a brand-new fitted kitchen and family bathroom. With a rear garden, single garage and convenient access to Hamstead railway station, the property offers an appealing setting for everyday living.

The accommodation comprises an enclosed entrance porch, reception hallway and a through lounge measuring approximately 26 feet in length, featuring a bay window, oak-effect flooring and patio doors opening onto the rear garden.





The newly fitted kitchen includes a built-in oven, gas hob and extractor, with access to a useful, covered side passage.

Upstairs, there are three bedrooms and a newly fitted, fully tiled family bathroom. Outside, the rear garden provides a patio and lawn, complemented by rear gates and a brick-built single garage.



Situated within the established Great Barr and Hamstead area, the property is conveniently positioned for local amenities, with further shopping available at One Stop Shopping Centre in Perry Barr. Perry Hall Park provides green space for outdoor recreation and a connection to the area's history, occupying the former grounds of Perry Hall, once home to the Gough family.



Transport connections are a particular advantage, with Hamstead railway station close by, providing rail links to Birmingham New Street and Walsall. Local bus stops offer additional travel options, making the location practical for commuters and those wishing to explore the wider area.



Approach:

Slabbed Foreground, Laid Lawn and Slabbed Steps leading to Enclosed Porch, UPVC Pattern Obscured Porch Door and Hardwood Front Door.



Reception Hallway:

Ceiling Light Point, Stairs to First Floor, Panel Radiator, Door to Through Lounge and Entrance to Kitchen.

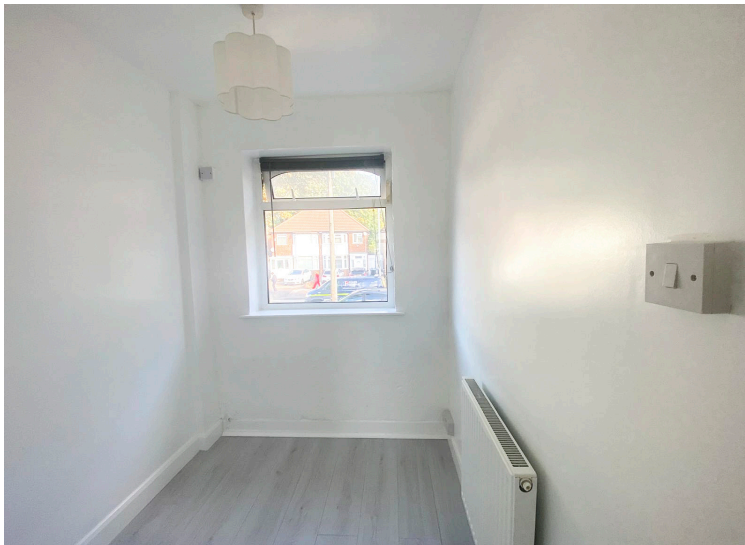
Through Lounge 26'1" (max) x 9'9" (max):

Two Ceiling Light Points, Coving to Ceiling, Five-Sided Double-Glazed Window to Front, Fire Feature with Hearth and Marble Insert, Two Panel Radiators, Power Points, @oak' Effect Flooring, Two UPVC Patio Doors to Rear.



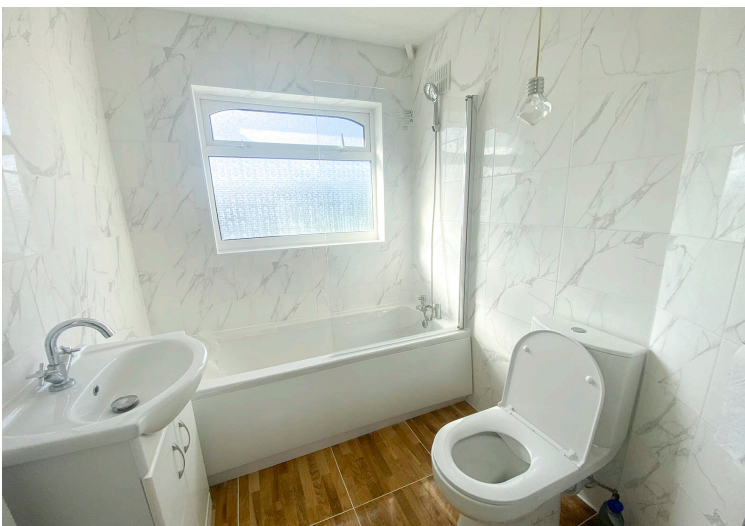
Brand New Fitted Kitchen:

Ceiling Light Point, Double Glazed Window to Rear, A Fitted Range of Wall and Base Units, Roll Top Work Surfaces, 'Stainless Steel' Circular Sink, 'Swan' Neck Mixer Tap, Part Tiled Walls, Cooker Extractor, Four Ring Gas Hob, Built in Oven/Grill, Power Points, Plumbing for Washing Machine, Cupboard Housing Electric Consumer Unit, Tiled Flooring and Double Glazed UPVC Pattern Obscured Door to Side Lean.



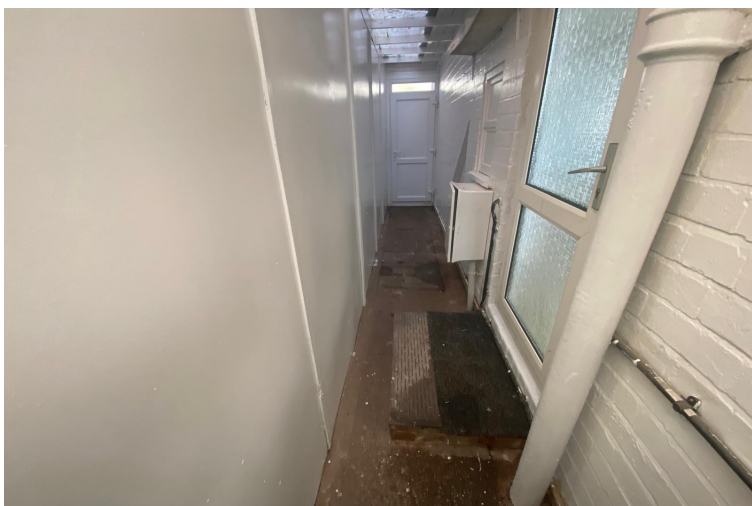
Side Lean 20'6" (max) x 2'8" (max):

UPVC Door to Front and Rear, Cupboard Housing Electric Meter, Separate Storage Cupboard.



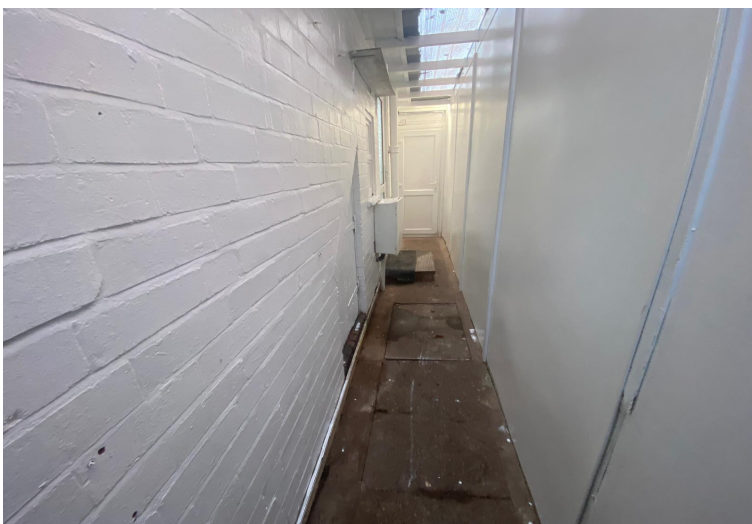
Reception Landing:

Ceiling Light Point, Double Glazed Pattern Obscured Window to Side, Doors to Bedrooms and Bathroom.



Bedroom One 13'2" (max) x 9'6" (max):

Ceiling Light Point, Double-Glazed Two-Sided Bay Window to Rear, Panel Radiator, Power Points and 'Oak' Effect Flooring.



Bedroom Two 13'1" (max) x 9'6" (max):

Ceiling Light Point, Double Glazed Five Sided Bay Window to Front, Panel Radiator, Power Points and 'Oak' Effect Flooring.

Bedroom Three 6'3" (max) x 5'8" (max):

Ceiling Light Point, Double Glazed Window to Front, Panel Radiator, Power Point and 'Oak' Effect Flooring.

Brand New Family Bathroom 7' (max) x 5'8" (max):

Ceiling Light Point, Double Glazed Pattern Obscured Window to Rear, Fully Tiled Walls, Bathroom Suite Comprising of Panelled Bath with Shower Attachment to Taps, Vanity Wash Hand Basin, Low Level Flush W/C, 'Chrome' Towel Rail and Tiled Flooring.



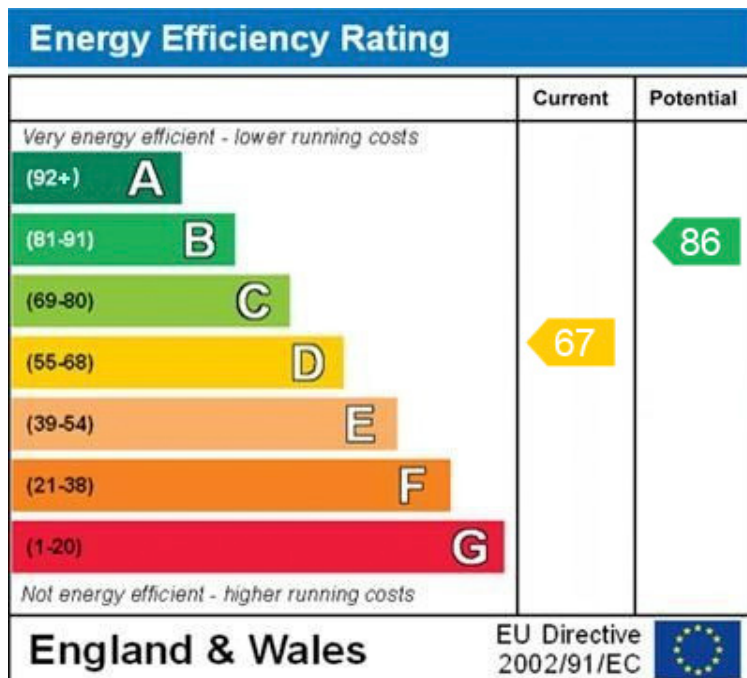
Rear Garden:

Fenced Perimeter, Slabbed Patio, Laid Lawn, Slabbed Path, Large Steel Gates to Rear and Single Garage.



Rear Garage:

Single Garage, Brick Built Construction, UPVC Tradesman's Door and UPVC Window to Front.



Disclaimer:

Prior approval under permitted development has been approved for a 6m single storey rear extension. On purchase of sale, the vendor will provide full building regulations drawings for the internal proposed layout and design. Also, they will provide details for the architect who carried out the designs to carry out any changes.