Connells

Rocky Lane
Great Barr Birmingham

Rocky Lane
Great Barr Birmingham B42 1NQ

for sale offers in excess of
£245,000

Property Description

THREE BEDROOM TRADITIONAL FAMILY HOME IN A POPULAR LOCATION CLOSE TAO LOCAL SHOPS, RESTAURANTS. HAMSTEAD TRAIN STATION AT CORNER OF ROAD WITH COMMUTOR ACCESS TO BIRMINGHAM CITY CENTRE AND LOCAL BUS ROUTE. PROPERTY COMPRISES OF LOUNGE, FITTED KITCHEN, SUN ROOM, THREE BEDROOMS AND SHOWER ROOM. THERE IS A GOOD SIZED REAR GARDEN MAINLY LAID TO LAWN AND A DRIVEWAY TO FRONT.

PLEASE NOTE THAT AN AML FEE IS CHARGEABLE ONCE AN OFFER IS ACCEPTED TO COVER THE COST OF CARRYING THE REQUIRED IDENTITY AND ANTI-MONEY LAUNDERING CHECKS.

Entrance

Lounge
24' x 9' 7" (7.32m x 2.92m)

With bay window to front

Kitchen
14' 5" x 5' 1" (4.39m x 1.55m)

Extended Kitchen fitted with base and wall units, window to rear and access to sun room/dining area

First Floor Accommodation

Accessed via stairs from Entrance Hallway

Bedroom One
12' 5" x 9' 8" (3.78m x 2.95m)

Bedroom Two
13' x 9' 8" (3.96m x 2.95m)

With window to rear

Bedroom Three
6' 9" x 5' 3" (2.06m x 1.60m)

With window to front

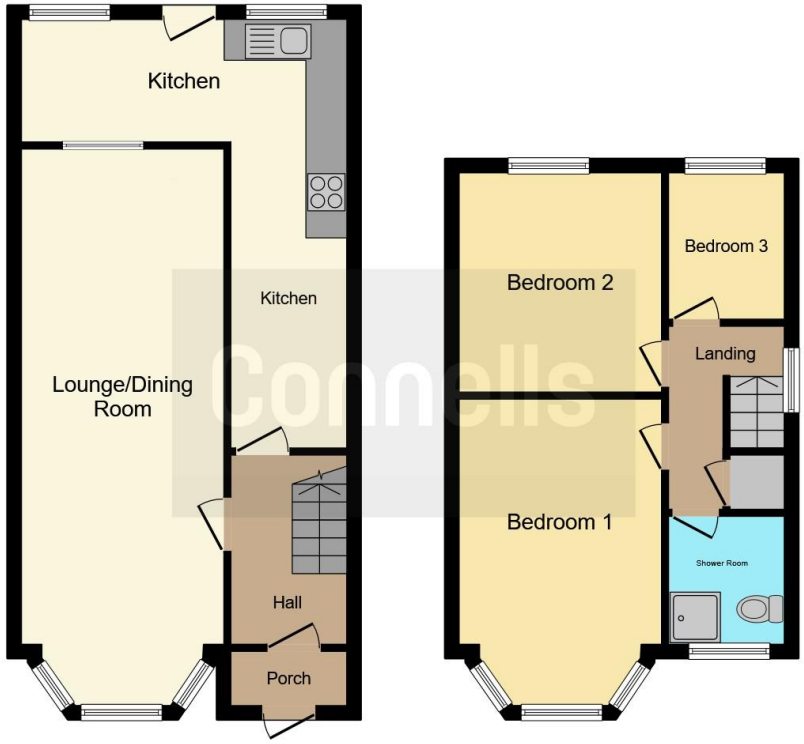
Shower Room

With enclosed shower cubical, low flush WC and pedestal wash hand basin, tiling to wall, window

Outside

Rear Garden mainly laid to lawn, enclosed by fencing

Mum
The only thing
better than
having you as
a Mum
is my child
having you as
their
Nanny



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 Connells on

T 0121 357 6877
E greatbarr@connells.co.uk

907 Walsall Road Great Barr
BIRMINGHAM B42 1TN

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GBR311978

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.