



Rokeby Road, Great Barr
Birmingham, B43 6EU

Offers in Excess of £300,000

A rare opportunity to acquire a beautifully presented three-bedroom semi-detached bungalow, situated in the sought-after pocket of Great Barr, on the Whitecrest Estate, Rokeby Road.

From the offset, the property boasts excellent curb appeal, with a well-maintained front garden featuring a lawn and a neatly block-paved driveway, suitable for multiple vehicles.

Access to a carport is available from the front, providing additional parking options. Step inside via a welcoming front porch, complete with a composite door and brick feature walls.

The entrance hall leads to a tastefully decorated lounge, bathed in natural light from a front window, and featuring a modern electric fireplace. Bedroom three, currently used as a home office, offers flexible proportions for a sleeping arrangement. The modern kitchen is a standout feature, with ambient under-cabinet lighting, integrated appliances (including oven, electric hob, and extractor fan), and a sleek white and grey décor.

Leading through to the dining space is generously proportioned and currently doubles as a second bedroom, with pleasant rear garden views. The bathroom is stylishly finished with a W.C, hand wash basin, a bathtub with overhead shower, and black tiling that gives a crisp, clean finish, complemented by a heated towel rail and ceiling spotlights.

The master bedroom is spacious, easily accommodating a king-size bed, and includes fitted wardrobes for ample storage. Outside, the rear garden offers privacy and seclusion, with a patio area ideal for garden furniture, a lawned space, and a rear garage, perfect for storage or workshop use.

Early viewing is highly recommended to fully appreciate this exceptional home.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Hall
2.65m (8'8") x 1.17m (3'10")

Lounge
4.51m (14'10") x 3.76m (12'4") max

Bathroom
2.39m (7'10") x 1.80m (5'11")

Kitchen Area
2.69m (8'10") x 2.63m (8'8")

Bedroom 1
3.88m (12'9") x 3.11m (10'2")

Bedroom 2/Dining Area
3.27m (10'9") x 3.07m (10'1")

Bedroom 3/Office Space
3.08m (10'1") max x 2.62m (8'7")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

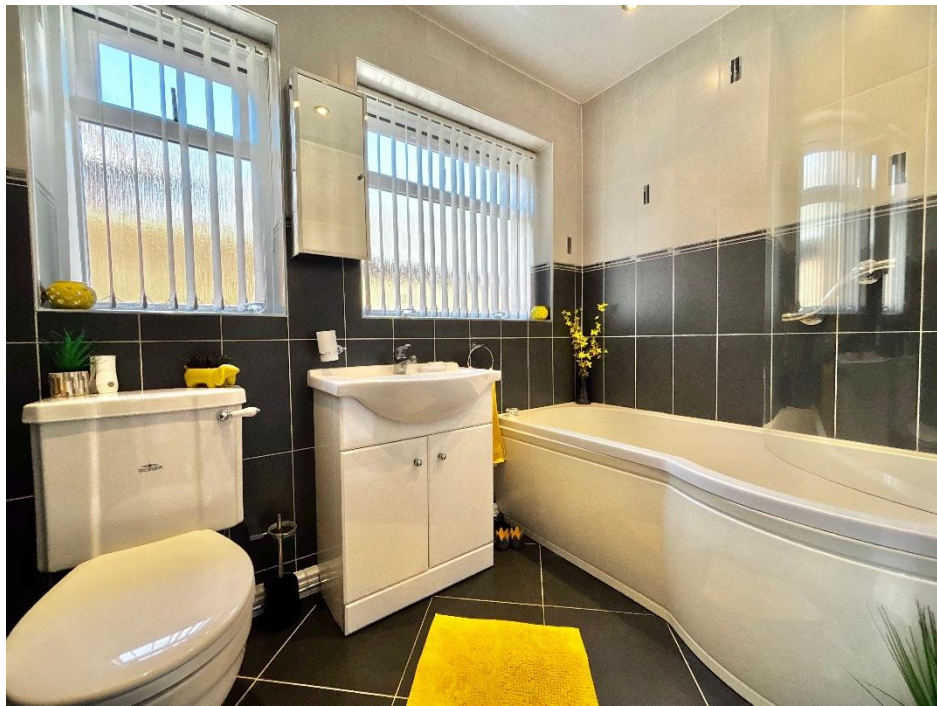


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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.