

# ACRES

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# DRAFT

- SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- FITTED KITCHEN
- DOWNSTAIRS W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- LARGE REAR GARDEN
- HUGE POTENTIAL TO EXTEND (STPP)
- EXTREMELY SOUGHT AFTER LOCATION



**ROCKY LANE, BIRMINGHAM, B42 1PA - OFFERS OVER £400,000**

A fantastic and deceptively spacious four-bedroom semi-detached family home, superbly positioned in the heart of Great Barr, Birmingham, on the highly sought-after Rocky Lane—an area renowned for its excellent local amenities, schools, and transport links. To the front, the property benefits from a convenient driveway providing off-road parking and access to a single garage. An enclosed porch leads into a beautifully presented and generous hallway, setting the tone for the space and potential found throughout. The ground floor offers two expansive reception rooms, providing flexible living and entertaining spaces, along with a well-planned fitted kitchen complemented by multiple store cupboards. A guest downstairs WC completes the ground floor layout. To the first floor, a superb landing area gives access to three excellent double bedrooms and a fourth well-sized single bedroom, all served by a modern family bathroom and a separate WC—ideal for busy family life. To the rear, the home boasts a large, well-maintained garden featuring a patio area and an extensive lawn, offering plenty of outdoor space for children to play or for hosting gatherings. This impressive property is perfect for growing families, offers tremendous scope for future extension (subject to planning), and sits in an exceptionally sought-after location—making it an opportunity not to be missed.

Accessed from the fore via paved driveway offering off road parking leading to garage front and double glazed entrance door, into;

PORCH: 6'7 x 2'5: Internal door into;

HALLWAY: 7'3 max, 4'3 min x 15'2: A light and airy entrance with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 12'5 x 16'2 (bay): A great size living space with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 11'1 x 15'1: A further good size living / dining space with fire surround and fire, radiator, spotlights to ceiling and double glazed windows and double doors to rear.

FITTED KITCHEN: 12'3 max, 8'7 min x 9'5: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and door into;

UTILITY ROOM: 5'1 x 17'8: Ideal additional storage / utility space with access to front and rear along with access into garage.

GUEST W.C: 2'7 x 5'1: Fitted with close couple W.C and wash hand basin.

LANDING: 7'2 max, 2'7 min x 15'5: Having double glazed window to front and doors into;

BEDROOM ONE: 12'5 max, 10'6 (wardrobe) x 16'4 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 12'5 max, 10'5 (wardrobe) x 14'3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'9 x 9'5: A third double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 8'7 x 8'4: A final single bedroom with radiator and double glazed window to side.

BATHROOM: 6'4 x 9'2: A fitted suite with freestanding bath, walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

SEPARATE W.C: 2'9 x 4'5: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to part walls, tiling to floor and double glazed opaque window to side.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: 8'9 x 15'7: With double doors, light and power. (Please check the suitability of this garage for your own vehicle)

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: E

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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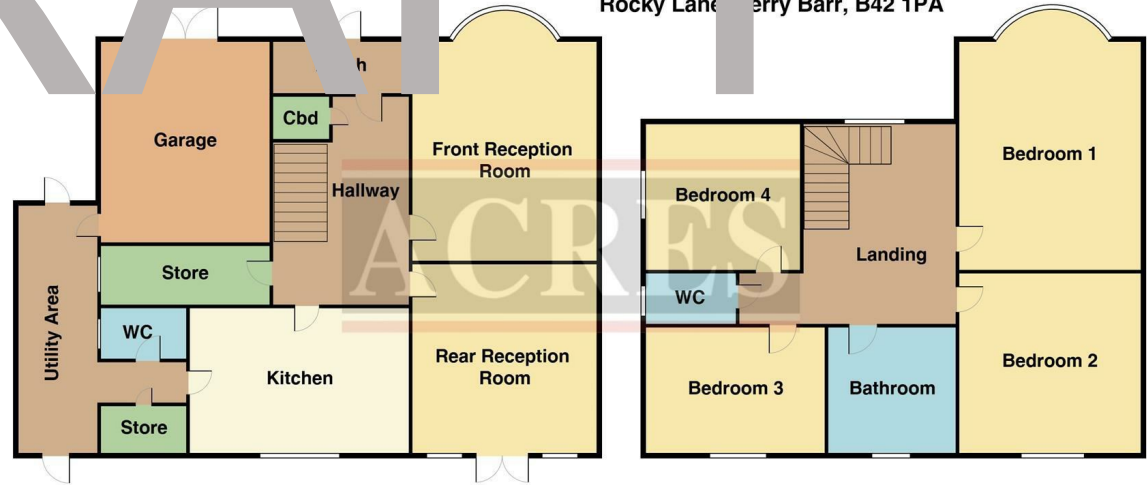
**COUNCIL TAX BAND:** E **COUNCIL:** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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Rocky Lane Merry Barr, B42 1PA



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

