

ACRES

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DRAFT

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- WELL PRESENTED LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- EXTENDED ADDITIONAL RECEPTION ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- IDEAL FIRST TIME BUY



ROCKY LANE, GREAT BARR, B42 1NL - OFFERS IN THE REGION OF £295,000

Located in a superb location on Rocky Lane this superb extended traditional styled extended property is beautifully presented throughout and finished to a fantastic standard! Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, entrance hall, leading into spacious front reception room and additional extended rear reception room along with stunning extended re-fitted kitchen / diner with a comprehensive range of units & guest W.C.. To the first floor are three bedrooms and a modern family bathroom. Outside is a fore garden with brick blocked off road parking space and to the rear is a large garden having a patio to fore leading to a lawn and to the far rear is communal rear access allowing further off road parking and benefiting fantastic privacy over the park! Viewing is essential to appreciate this incredible family home and please note the property is a pet and smoke free home! IDEAL FIRST TIME BUY - HURRY BEFORE YOU'RE TOO LATE!

Accessed via block paved driveway allowing off road parking to front for multiple cars and door into;

PORCH: 5'4 x 1'9: Double glazed windows and door with door into;

HALLWAY: 5'3 max, 2'6 min x 13'7: Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 9'9 x 14'1 (bay) 11'9 min: A great size living area with radiator and double glazed bay window to front.

EXTENDED REAR RECEPTION ROOM: 9'8 max, 9'2 min x 23'1: A fantastic sized extended reception room with two radiators and double glazed doors to rear.

EXTENDED FITTED KITCHEN: 7'6 x 18'5: A stunning extended modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, dishwasher, space for fridge freezer and radiator along with door to rear garden.

GUEST W.C: 2'8 x 5'2: A modern fitted suite close couple W.C, wash hand basin, radiator and tiling to floor.

LANDING: 2'6 x 6'9: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'5 x 14'8 (bay) 11'9 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'4 max, 8'1 min x 13'4 (bay) 10'7 min: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'7 x 8'1: A final spacious bedroom with double glazed window to front and radiator.

BATHROOM: 7'2 x 5'8: A modern fitted suite with panelled bath, shower over, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders and large shed unit to far rear.

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).

DISCLAIMER: The property will be sold as seen and therefor will include all fixtures and fittings and seen in images and description.

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.

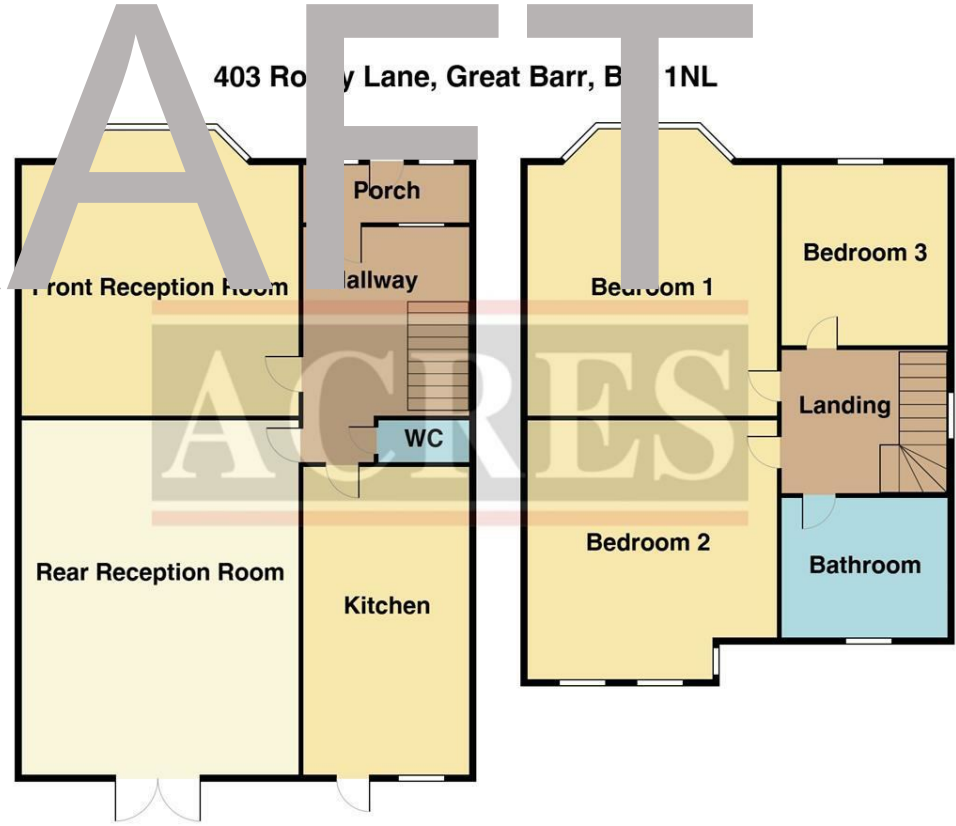


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COUNCIL TAX BAND: C **COUNCIL:** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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.

