



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- FAMILY SHOWER ROOM
- THROUGH LOUNGE / DINER
- SIDE ACCESS
- PRIVATE REAR GARDEN
- OFF ROAD PARKING TO REAR
- PRIME LOCATION
- NO UPWARD CHAIN



ROCKY LANE, GREAT BARR, B42 1NH - OFFERS OVER £230,000

Acres are delighted to offer for sale this traditional styled property ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; spacious entrance hall, spacious through family lounge / dining room, modern fitted kitchen and side passageway. To the first floor are three bedrooms and a family shower room. Outside is a deep fore garden and to the rear is a garden with patio to fore leading to long lawn with fenced borders and access to rear allowing off road parking! This property should be viewed to be fully appreciated both location and size! NO UPWARD CHAIN!

Accessed via fore garden with railed pathway and door leading into;

HALLWAY: 5'4 max, 2'6 min x 10'4: Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 9'9 max, 8'8 min x 26'7: A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed patio doors to rear leading onto patio area.

FITTED KITCHEN: 5'9 x 9'9: A 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 and radiator.

SIDE ACCESS: 2'6 x 7'2: Door to front and rear allowing access to both front and rear.

LANDING: Glazed opaque window to side and doors into;

BEDROOM ONE: 9'7 x 13'2 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'7 x 13'3: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'8 x 6'3: A final single bedroom with double glazed window to front and radiator.

SHOWER ROOM: 5'6 x 6'8: A modern suite with shower, wash hand basin, close couple W.C., tiling to 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 along with gates allowing off road parking. Accessed via communal rear access.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.



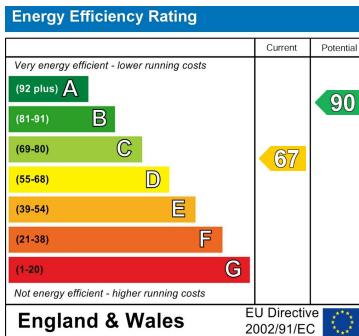
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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COUNCIL TAX :**VIEWING:**

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398 Rocky Lane, Great Barr, B42 1NH



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 their purpose, or within 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.