



- HEAVILY EXTENDED DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- LARGE OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM / W.C.
- UPSTAIRS MODERN FAMILY BATHROOM
- LARGE DRIVEWAY TO FRONT
- LARGE REAR GARDEN
- SPACIOUS OUTHOUSE
- PRIME CORNER PLOT POSITION



ROCKY LANE, GREAT BARR, B42 1NH - OFFERS IN THE REGION OF £450,000

A unique opportunity to acquire this extended five-bedroom detached property, ideally positioned on a prominent corner plot in the heart of Great Barr, located on the ever-popular Rocky Lane. Beautifully modernised throughout, this spacious family home offers generous living accommodation, including an extremely large through-lounge and an impressive open-plan kitchen and dining area, perfect for entertaining and family life. The ground floor further benefits from a contemporary downstairs wet room. Upstairs, the property boasts five well-proportioned double bedrooms along with a modern family bathroom, including a converted loft area to be used for ones own use! Externally, the property enjoys a substantial driveway to the front, providing ample off-road parking. To the rear sits a large private garden, complete with a useful brick-built outhouse.

Accessed from the fore via large brick block driveway offering ample off road parking, leading to double glazed entrance door;

OPEN PLAN KITCHEN/DINER: 16'1max, 8'9 min x 36'3: A very spacious modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, tiling to floor, radiators, stairs to first floor and useful storage cupboard along with being open plan with dining area with double glazed bay window to front and doors into;

EXTENDED THROUGH LIVING ROOM: 15'3 max, 14'2 min x 36'0: A tremendous size extended living area with two double glazed windows to side along with centre media wall, radiator and bi-fold doors to rear.

DOWNSTAIRS SHOWER ROOM: 8'4 x 6'4: A modern shower room fitted with an open shower area, close couple W.C, wash hand basin and tiling to walls and floor.

LANDING: 2'8 x 14'8: Doors into;

BEDROOM ONE: 15'8 max, 12'5 min x 12'9 (bay) 10'5 min: A great size double bedroom with double glazed bay window to front and further double glazed window to front along with radiator.

BEDROOM TWO: 13'4 x 10'5: A further good size double bedroom with double glazed window to rear and radiator.

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

BEDROOM FOUR: 10'5 x 10'0: A good size fourth double bedroom with double glazed window and radiator.

BEDROOM FIVE: 10'2 x 13'3: A final double bedroom having double glazed window to front and side and radiator.

BATHROOM: 5'8 x 6'7: Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

LOFT ROOM: A great additional storage space with ceiling light, velux window to rear and radiator.

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

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: C

VIEWING: Recommended via Acres on 0121 358 6222.



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TENURE:

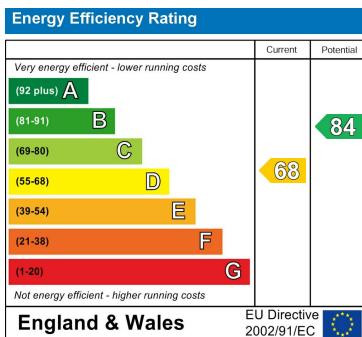
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COUNCIL TAX BAND : C

COUNCIL : Birmingham

VIEWING:

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364 Rocky Lane, Perry 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.