

Horton & Senate



39 Rocky Lane, Perry Barr, Birmingham, B42 1PB

£279,950

- NO CHAIN
- Detached Rear Garage
- Extended Kitchen
- Popular Location
- Three Bedrooms
- Conservatory
- Off Road Parking
- Shower Room

39 Rocky Lane, Birmingham B42 1PB

NO CHAIN An extended Three bedroom semi detached property situated on a popular road. There is off road parking to the front and a detached garage to the rear. The ground floor has a lounge/diner, extended kitchen, conservatory and guest wc.

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Council Tax Band:



Approach

The property is set back from the road and has a block paved driveway providing off road parking and a door leading to the side entrance and front door.

Ground Floor

Hall

The entrance hall has stairs leading to the first floor landing and a door to the ground floor accommodation

Lounge/Diner

A spacious room ideal for families with a lounge area to the front with a double glazed window to the front and a dining area to the rear with sliding doors leading to the conservatory.

Extended Kitchen

Comprises of a range of wall and floor base units, space for appliances, a double glazed window overlooking the rear garden and a door leading to the conservatory.

Side Entrance

A wall mounted central heating boiler, a door to the guest WC and a door to the front leading to the driveway

Conservatory

Doors leading to the rear garden

First Floor

Landing

Loft access, doors to first floor rooms and airing cupboard

Bedroom One

A double bedroom with a double glazed bay window to the front and fitted wardrobes

Bedroom Two

A large double bedroom with a double glazed window to the rear overlooking the rear garden and a range of fitted wardrobes

Bedroom Three

A single bedroom with a double glazed window to the front

Shower Room

A recently fitted shower room with a sink, wc, and shower point. There is a double glazed window and tiling to the walls.

Outside

Rear Garden

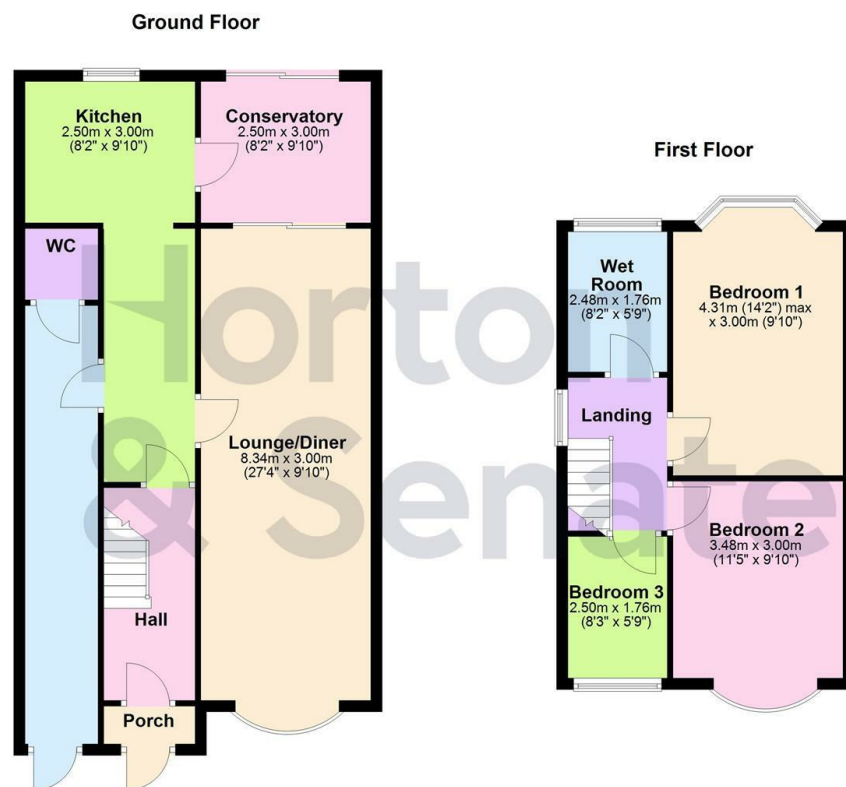
A private rear garden with a patio area leading to the lawn, there are fencing to the boundaries and a detached rear garage.

Detached Rear Garage

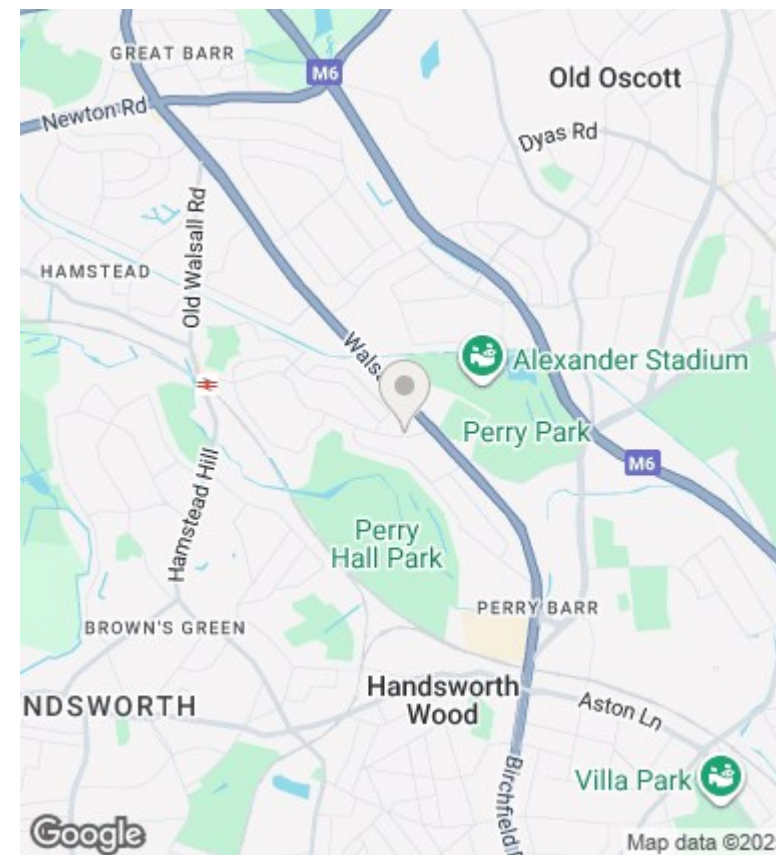
Accessed via a secure service road this garage has been adapted to store a caravan, it has electric points and a door leading to the rear garden







Total area: approx. 0.0 sq. metres (0.0 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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