

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Rockingham Road, Yardley, Birmingham, B25 8RG

£365,000



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**Rockingham Road, Yardley,
Birmingham, B25 8RG**

- Detached House
- Corner-Plot Property
- Three Bedrooms
- Extended Lounge & Dining Room
- Extended Family Kitchen
- Driveway & Side Garage
- Generous Family Garden
- Internal Viewing Essential
- Popular Location
- Energy Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band =

**** DETACHED FAMILY HOUSE ****
EXTENDED PROPERTY ** POPULAR
LOCATION ** TAKE A CLOSER LOOK! **

THIS IS A FABULOUS FAMILY HOME which is situated in a CORNER-PLOT LOCATION and offers PLENTY OF LIVING SPACE!

This FABULOUS DETACHED HOUSE is perfect for any GROWING FAMILY therefore...

CALL OUR YARDLEY OFFICE on 0121-783-3422 TO ARRANGE YOUR VIEWING!

The property is approached via a mature front garden with a feature print DRIVEWAY providing off road parking for multiple vehicles along with a SIDE GARAGE. The property itself comprises : entrance porch, hallway, EXTENDED OPEN PLAN LOUNGE & DINING ROOM, EXTENDED FAMILY KITCHEN with mature rear and side gardens on the ground floor with THREE GENEROUS BEDROOMS and FAMILY BATHROOM to the first floor. The property benefits from central heating and double glazing, both where specified, Energy Performance Certificate: D

Approach

The property is accessed via a dropped kerb leading to:-

Front Garden/Driveway

A low brick wall border with decorative street lamps and mature front garden area, conifers and shrubbery with a feature driveway providing parking for multiple vehicles along with a side garage allowing access to a double glazed entrance porch:-

Porch

Double glazed door with double glazed windows to the front and sides, tiling to the floor area with additional double glazed entrance door into:-

Entrance Hallway

Double glazed window to the front. Stairs rising to the first floor landing, radiator. Under stairs storage cupboard, Wood effect flooring. Doors allowing access to ground floor accommodation:-

Extended Open Plan Lounge

30'6" into bay window x 10'6" (9.30m into bay window x 3.20m)

Double glazed bay window to the front, radiators. Coving to the ceiling area. Wood flooring. Double glazed window to the side. Wooden decorative fire surround with a gas fire incorporating decorative tiling either side and further tiling to the hearth area. Double glazed sliding doors giving access to the rear garden.

Extended Kitchen/Dining Area

15'2" x 14'4" maximum (4.62m x 4.37m maximum)

Range of wall mounted and floor standing base units with a roll edge work surfaces over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of an eye level, double electric oven and separate gas hob with an extractor over. Tiling to the wall areas, wood effect flooring. Radiator. Plumbing for a washing machine. Ceiling spotlights inset. A door to the front leading into the side garage. Double glazed window to the rear and a double glazed door to the rear allowing access to the rear garden.

FIRST FLOOR

Landing

Double glazed window to the side, ceiling loft hatch, doors leading to the first floor accommodation:-

Bedroom One

14'0" into bay window x 10'9" (4.27m into bay window x 3.28m)

Double glazed window to the front and radiator.

Bedroom Two

12'0" x 10'7" (3.66m x 3.23m)

Double glazed window to the rear and radiator.

Bedroom Three

8'9" x 6'8" (2.67m x 2.03m)

Double glazed window to the front and radiator.

Bathroom

Suite comprises of a separate shower cubicle with a boiler fed shower over, panelled bath unit, pedestal wash basin and a low level w.c. Tiling to the walls and flooring and double glazed windows to the rear and side.

OUTSIDE

Rear Garden

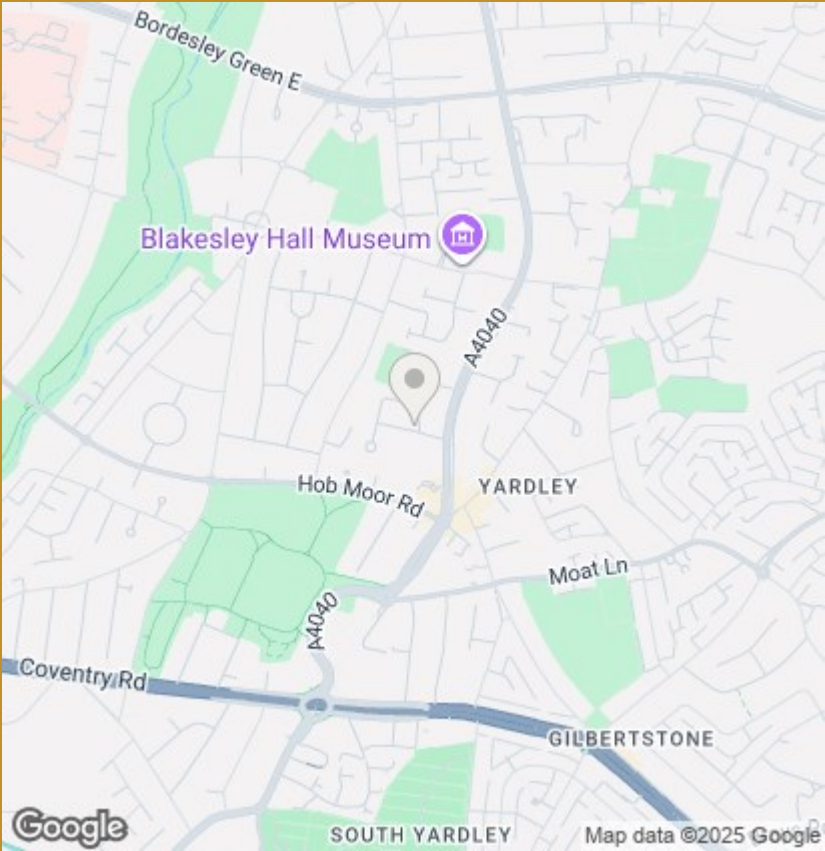
Fence perimeters surrounding the rear garden with a side gate giving access to/from the front of the property. A raised, mature shrubbery border with lawn and paved patio/decorative stones. Timber storage shed.

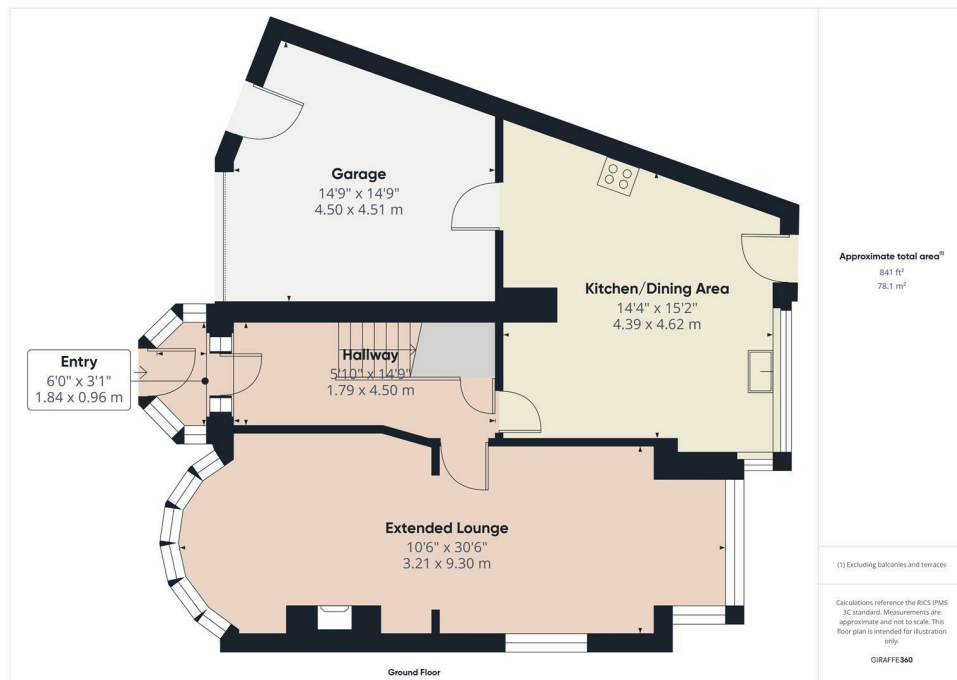
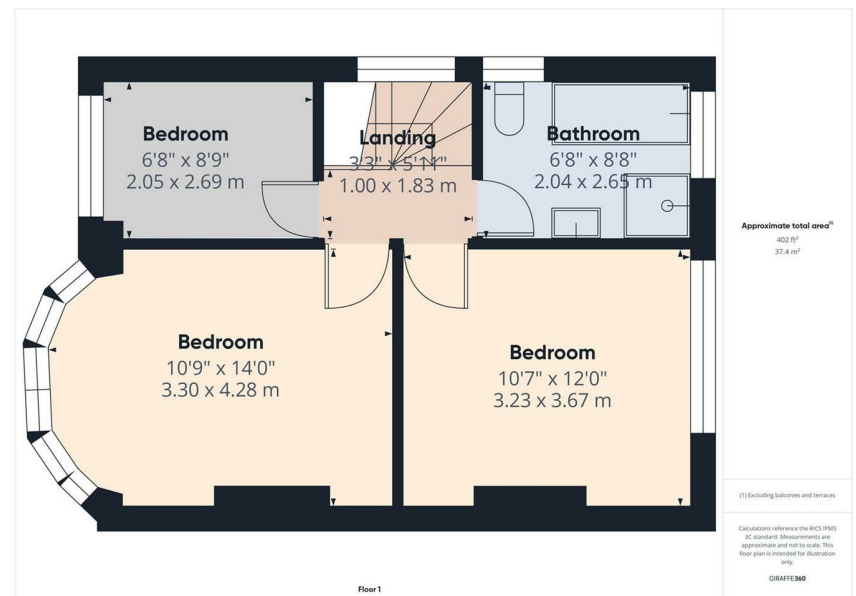
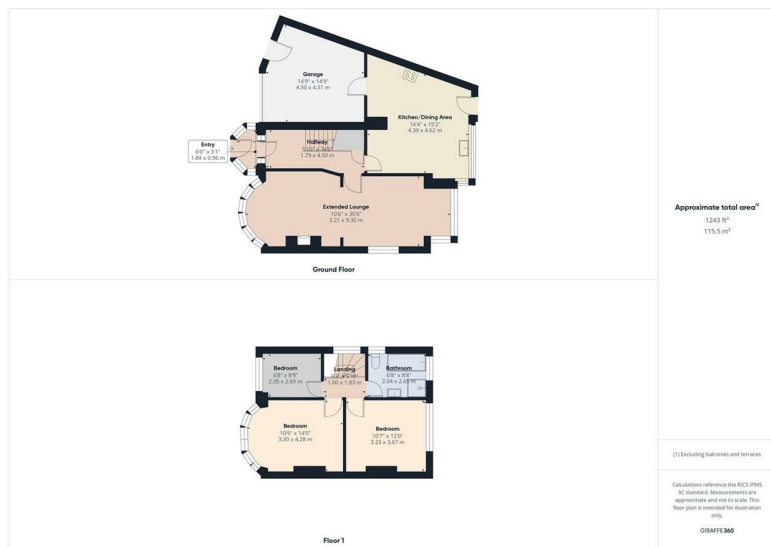
Garage

14'9" x 14'9" maximum (4.50m x 4.50m maximum)

With metal doors and separate door to the front. Power and lighting. Wall mounted central heating boiler.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	57	80		49	76
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC







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