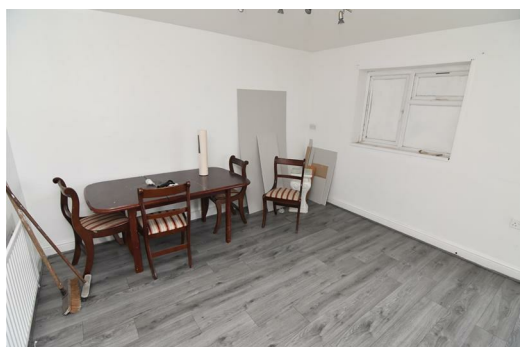




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
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55 Rockland Drive, Stechford, Birmingham B33 9DJ

Price £249,950

A freehold 3/4 bedroom semi detached family residence benefiting from gas fired central heating, and UPVC double glazing.

The property does require modernisation and redecoration throughout.

Approximate total area 794ft² / 74m²

No upward chain.



Rockland Drive is located off Wyndhurst Road Stechford.

The property sits back from the roadway behind a lawned foregarden with full length pathway approach.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed windows and double door entrance.

RECEPTION HALL

Laminated flooring, single panel central heating radiator.

OFF IS AN UNDERSTAIRS CLOAKROOM

With low flush w.c. and wash hand basin.

SITTING ROOM (FRONT)

13'7 x 11'10 (4.14m x 3.61m)

UPVC double glazed window, single panel central heating radiator.

DINING ROOM (REAR)

12'5 x 10'6 (3.78m x 3.20m)

UPVC double glazed window, single panel central heating radiator

OPENING INTO KITCHEN

9'2 x 8'2 (2.79m x 2.49m)

Single drainer twin bowl sink unit with mixer taps, 2 single door base units below. Further 3 drawer base unit, 4 ring gas hob with oven below and stainless steel chimney over. Plumbing for automatic washing machine, UPVC double glazed door and window.

OFF IS FULL HEIGHT PANTRY

Housing the Worcester gas fired central heating boiler.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

13'8 x 10'11 (4.17m x 3.33m)

UPVC double glazed window, single panel central heating radiator, access off the main landing and also a door leading to Bedroom 3 (front).

BEDROOM 2 (REAR)

12'4 x 10'7 (3.76m x 3.23m)

UPVC double glazed window, single panel central heating radiator, laminated flooring.

BEDROOM 3 (FRONT)

9' x 7'7 (2.74m x 2.31m)

Single panel central heating radiator, UPVC double glazed window, single door storage. Access from the landing and also into the main Bedroom 1 (front).

BOX ROOM / BEDROOM 4

7'9 (max) x 5'4 (min) x 8'3 (2.36m (max) x 1.63m (min) x 2.51m)

UPVC double glazed window, single panel central heating radiator.

SHOWER ROOM

6'2 x 4'8 (1.88m x 1.42m)

Shower cubicle with Triton fitted shower. Vanity wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

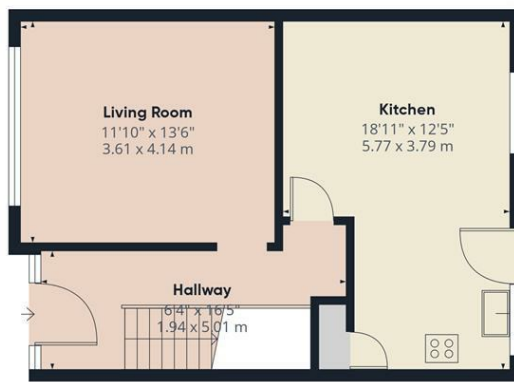
OUTSIDE

Paved terrace, lawned rear garden with garage at rear and timber store.

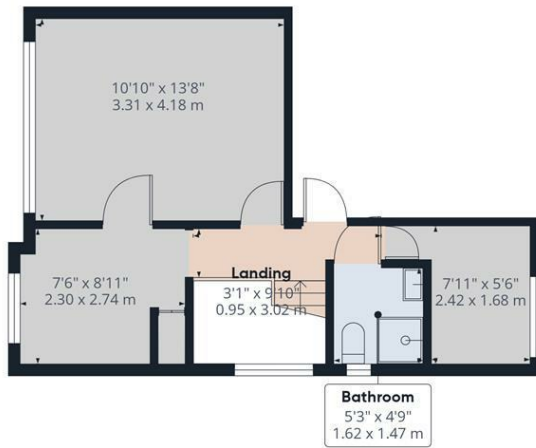
COUNCIL TAX BAND:

This Property falls into Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





Ground Floor



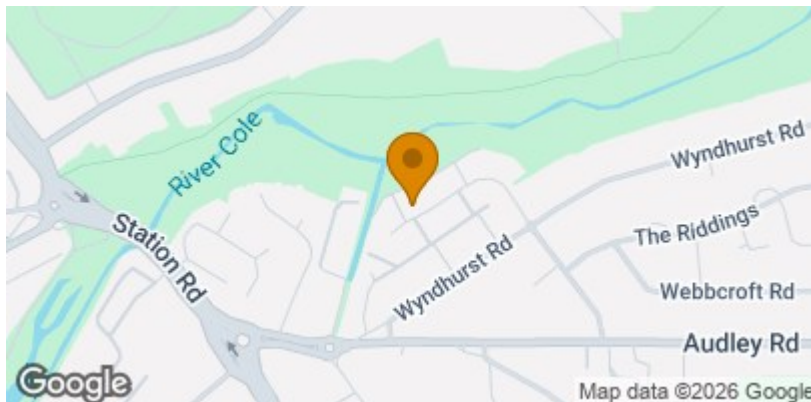
Floor 1

Approximate total area⁽¹⁾
794 ft²
74 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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