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Shortland Horne

2021-2022

Rock Close
CV6 7HG

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ROCK CLOSE

Rock Close

CV6 7HG

Rock Close is a peaceful road nestled in Bell Green, close to Courthouse Green.

The property briefly compromise of an entrance hallway with doors leading to the spacious lounge with a feature fire place and a door leading to the kitchen diner with a space for a washing machine, fridge/freezer and dishwasher.

To the first floor you will find the 3 bedrooms and family bathroom, the bedrooms compromise of two double rooms and on single room, the exterior of the property to the front has small shrubs with the rear having a generous patio and the rest laid to lawn. the property also benefits in solar panels for low cost energy bills .

Council Tax - A / EPC - D

The property does require modernisation, there is no gas central heating installed currently, however, the home is double glazed throughout and is offered for sale with No Chain & immediate vacant possession so there is no need for you to be waiting around!

Once inside the welcoming hallway leads you to a lovely size living room which is illuminated in natural light from the big bay window. The kitchen/dining room has bags of potential to become a delightful social space with a kitchen possessing all the mod cons you could wish for. A patio door from the kitchen leads out to the garden.

Climb the stairs to the first floor and you'll find three bedrooms and a family bathroom. The great size main bedroom is big & bright with plenty of room for a kingsize bed and furniture. The second bedroom comfortably caters for a double bed and provides views of the rear garden below. The third bedroom is a larger than average single bedroom and could be used as a study or walk in wardrobe. The bathroom is clean & tidy. The loft space is a nice surprise - a large space which is boarded, has electrics and ideal for conversion.

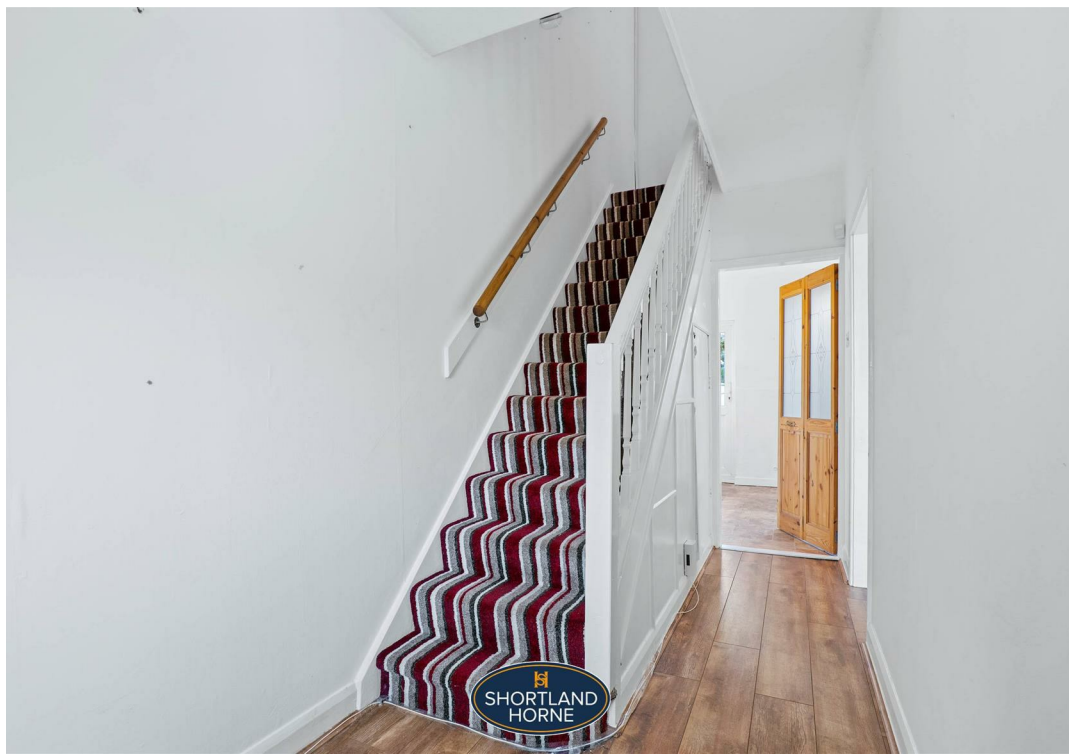
Outside, the property enjoys a delightful, spacious and private rear garden that has a large lawn area for the kids to play, big patio and rear access. The front garden offers the opportunity to create off-road parking for atleast two vehicles.

The home is surrounded by fantastic amenities including Gallagher Retail Park and Arena shopping park, schools, various pubs, restaurants, a short drive to the

selling quality
property since 1995

Custom text box





Custom text box

No joys on Earth
bring greater Pleasure
than a little Girl
to Love and Treasure



Dimensions

GROUND FLOOR

Hallway

Living Room

4.98m x 3.28m

Kitchen/Diner

5.05m x 2.74m

FIRST FLOOR

Landing

Bedroom One

4.95m x 3.05m

Bedroom Two

3.12m x 2.77m

Bedroom Three

3.20m x 1.96m

Bathroom

1.83m x 1.70m

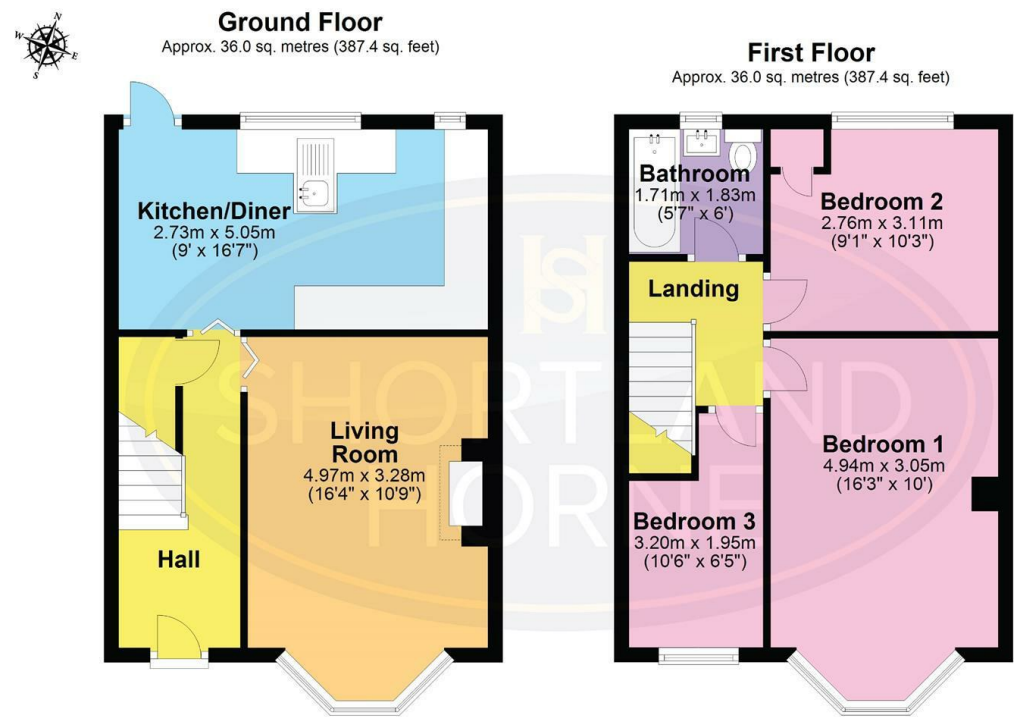
OUTSIDE

Rear Garden

Front Garden



Floor Plan



Total area: approx. 72.0 sq. metres (774.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

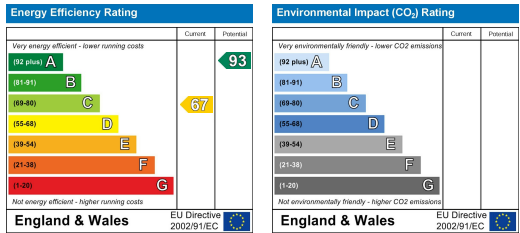
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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