£1,300 PCM

Jayman
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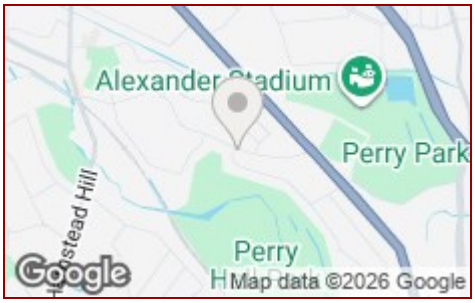
Lettings & Property Management









Rocky Lane, Birmingham, B42 1QF

£1,300 PCM

- Semi-detached Property
- Two reception Rooms
- Three Bedrooms
- Good size garden
- Council Tax Band C
- Spacious Kitchen Area
- Guest wc
- Family Bathroom
- Garage
- EPC C

Porch
With door leading to;

Hallway
With stairs leading to first floor and door leading to downstairs reception rooms.

Front Lounge 12'10" x 8'10"
With bay window and feature fireplace with log burner.

Kitchen / Dining Area 8'10" x 13'1"
With fitted kitchen, window to side, comprising of a range of wall and base mounted storage units, sink and drainer, oven, hob and extractor, space for fridge / freezer. Spacious area for dining table.

Kitchen area 1.44 x 3.45.

Rear Lounge Area 9'4" x 9'8"
With two sky lights to ceiling, doors to rear garden and door to Utility / WC area.

Guest WC
With wash hand basin and WC.

Utility
With space and plumbing for appliances and useful store cupboard.

First floor
Landing with doors leading to

Bedroom 1 10'2" x 13'3"
Double bedroom laminate flooring and with large window to rear.

Bedroom 2 13'8" x 10'0"
Double bedroom with laminate flooring, fitted wardrobes and window to front.

Bedroom 3 6'8" x 5'8"
Single bedroom with window to front.

Bathroom
Refitted modern bathroom comprising of bath with shower above, wash hand basin and WC.

Garden
Good sized garden with patio area and lawn area.

Garage
To the rear of the garden.

Driveway
With space for two cars.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.









