

43 ROCKINGHAM GARDENS
SUTTON COLDFIELD
B74 2PN


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A lovely four bedroom detached family home occupying a pleasant and sought-after cul-de-sac position offering excellent seclusion.

Reception hall with guest cloakroom, lounge, dining room, kitchen, breakfast room, four excellent bedrooms, family bathroom, garage, wide frontage to the road providing ample off-road parking, lovely rear garden.

Total floor area 1286 sq ft EPC Rating D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Description
Key features

Superbly Located Detached Family Residence Four Bedrooms
Two Reception Rooms
Conservatory
Kitchen/Breakfast Room
Garage and Car Port
Rear Garden
Driveway with Ample Parking

A gas centrally heated, double glazed, family detached home, occupying a pleasant and sought-after cul-de-sac position approach from Anchorage Road, backing onto and enjoying pleasant aspect, offering excellent seclusion.

The accommodation, which offers immense potential for improvement modernisation and extension, subject to planning permission, must be viewed internally to be fully appreciated, and briefly comprises, reception hall with guest cloakroom, lounge, dining room, kitchen, breakfast room, four excellent bedrooms, family bathroom, garage, wide frontage to the road providing ample off-road parking, and a beautiful secluded rear garden.

Distances

DISTANCES

Sutton Coldfield town centre ½ mile
Lichfield 8 miles
Birmingham 8 miles
Birmingham International/NEC 13 miles
M6 Toll (T5) 5.5 miles
M6 (J7) 7 miles
M42 (J9) 7 miles
(Distances approximate)

Situation

The property is in a highly sought-after location with Four Oaks and Sutton Coldfield train stations within walking distance. Sutton Park offers great scope for walking and a variety of outdoor pursuits. Sutton

Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Nearby Mere Green provides a good selection of everyday shops including M&S and Sainsbury's supermarkets. Purchasers are advised to check with the Council for upto date information on school catchment areas.

Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits. Four Oaks tennis club is also close by.

Nearby Mere Green provides a good selection of everyday shops including M&S and Sainsbury's supermarkets and the newly formed Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, and Birmingham International/NEC. The Cross City line from Four Oaks station, only a short walk from the property, connects to main line services from Birmingham New Street.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. The independent King Edward's schools are also easily reached from Four Oaks station. Purchasers are advised to check with the council for up to date school catchment areas.

Services

We understand that mains water, gas, drainage, and electricity are connected.

Directions

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. Take a left onto Anchorage Road, then take a right onto Rockingham Gardens and the property is located on the left hand side.





Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



Total floor area 119.5 sq.m. (1,286 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are for information only and they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on their own survey. www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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