

SmartSale

4U



Rockland Drive , Birmingham B33 9DJ

- Four well-proportioned bedrooms
- Downstairs WC and upstairs family shower room
- Private rear garden
- Spacious kitchen/diner

£264,995 Freehold





Location

Full Description

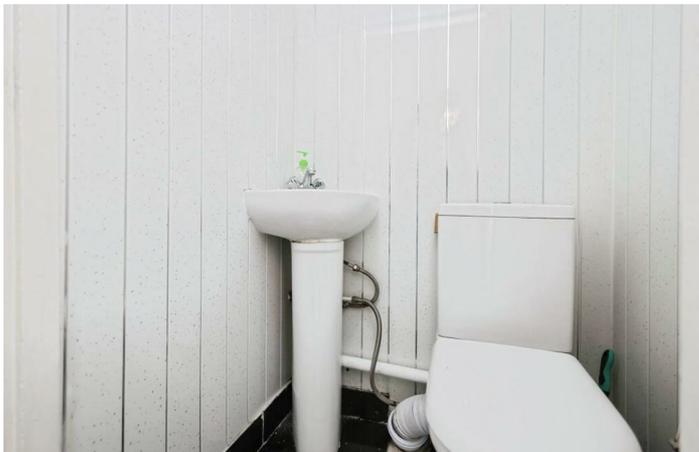
Welcome to this charming 4-bedroom semi-detached house, offering a perfect blend of space and comfort for families and professionals alike. Nestled in a friendly and established neighbourhood, this property presents an excellent opportunity to create your dream home with ample room to grow and personalise to your taste. Step inside to discover a bright and inviting reception room that serves as the heart of this wonderful home. The spacious layout provides the perfect setting for relaxing evenings with loved ones or hosting gatherings with friends. Large windows allow natural light to flood the space, creating a warm and welcoming atmosphere throughout the day.

Four generously sized bedrooms deliver abundant accommodation options, ideal for families of all sizes or those who require additional space for a home office, gym, or hobby room. Each bedroom maintains a cosy and comfortable ambiance, ready to be tailored with your own style and furnishings. With room to accommodate everyone, this home truly caters to your every need.

Although this property does not currently feature a bathroom, its unique potential invites creative renovation opportunities to design the perfect bathing space to suit your preferences, adding even further value to this already appealing home. This rare find offers the chance to add your personal touch and maximise the living potential with a thoughtfully planned layout.

Outside, the semi-detached nature of the house offers privacy along with the advantages of a friendly neighbourhood. Whether you are looking for a peaceful retreat or a lively community atmosphere, this location provides an excellent balance. Ample outdoor space allows for gardening, outdoor dining, or creating a play area for children, enhancing your lifestyle with fresh air and sunshine.

Conveniently situated near local amenities including schools, shops, and public transport links, this property ensures your daily essentials are just moments away. The easy access to major road networks makes commuting straightforward for



professionals working in the city or nearby towns, while still enjoying the peace of a suburban setting. This 4-bedroom semi-detached house offers a fantastic foundation to build your ideal home with numerous possibilities to develop and enhance. Don't miss out on this rare opportunity to secure a spacious property in a sought-after area. Contact us today to arrange a viewing and start imagining the life you could create here.

1. MONEY LAUNDERING REGULATIONS:

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.

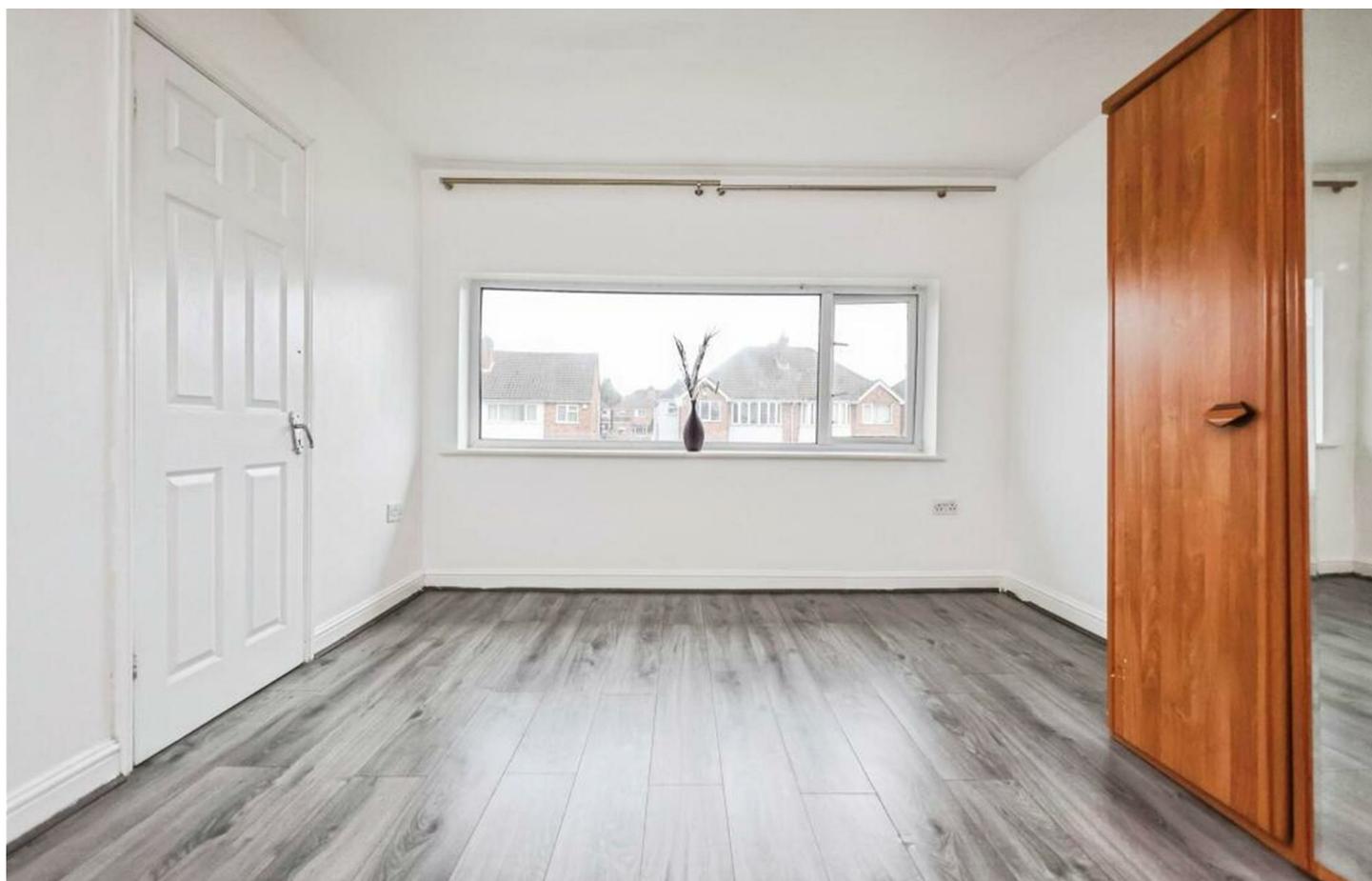
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in

this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.