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1 Rokeby Road, Birmingham, West Midlands. B43 6EU

Offers in the region of £340,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SPACIOUS SEMI DETACHED DORMER BUNGALOWTWO/THREE BEDROOMS***TWO AMPLE RECEPTION ROOMS***BREAKFAST ROOM/BEDROOM THREE***KITCHEN***FAMILY BATHROOM***EN-SUITE TO DORMER BEDROOM***PRIVATE REAR GARDENS***DETACHED GARAGE***GATED DRIVEWAY***GARDENS TO FORE***POPULAR CONVENIENT LOCATION GREAT BARR***NO UPWARD CHAIN*** A fantastic opportunity to purchase this extended, spacious; dormer bungalow situated in a popular convenient location of Great Barr within easy reach of sought after primary and secondary schooling, amenities and transport links. In need of some modernisation; accommodation in brief comprises, entrance porch, entrance hallway, two/three bedrooms, two ample reception rooms, kitchen, family bathroom and en-suite to dormer bedroom. Outside is gated parking, detached garage, private gardens to rear and lawned gardens to fore. This property benefits from having NO UPWARD CHAIN.

FEATURES

- SEMI DETACHED DORMER BUNGALOW
- TWO/THREE BEDROOMS
- TWO AMPLE RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM
- EN-SUITE TO DORMER BEDROOM
- GATED PARKING AND DETACHED GARAGE
- PRIVATE REAR GARDEN
- POPULAR LOCATION GREAT BARR
- NO UPWARD CHAIN IN NEED OF SOME MODERNISATION



ROOM DESCRIPTIONS

Approach

Approached via fore gardens with multi vehicle driveway plus further gated parking.
Door giving access to an enclosed porch and further door leading to the entrance hallway with doors giving access to:-

Lounge

14' 06" x 13' 04" (4.42m x 4.06m)

Dining Room

14' 07" x 12' 0" max (4.45m x 3.66m)

Kitchen

8' 07" x 8' 09" (2.62m x 2.67m)

Bedroom

10' 01" x 9' 08" (3.07m x 2.95m)

Bedroom/Breakfast Room

10' 02" x 9' 05" (3.10m x 2.87m)

Family Bathroom

7' 11" x 5' 06" (2.41m x 1.68m)

Landing

Having eves space with door giving access to:-

Dormer Bedroom

14' 10" x 11' 03" (4.52m x 3.43m)

En-suite

8' 01" x 4' 05" (2.46m x 1.35m)

Rear Garden

Having a patio area with the rest laid to lawn access to the detached garage.

Detached garage

Having up and over door.





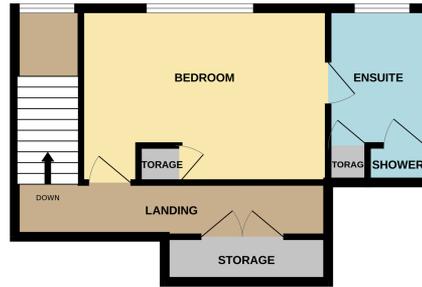


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	