



smarthomes

Barton Lodge Road

Hall Green, Birmingham, B28 0RW

- A Heavily Extended Semi-Detached Property
- Five Bedrooms
- Two Reception Rooms
- Extended and Re-Fitted Breakfast Kitchen

£375,000

EPC Rating '56'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to a UPVC double glazed sliding patio door leading into

Porch

With laminate flooring and a composite front door leading into

Entrance Hallway

With ceiling light point, laminate flooring, radiator, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

15' 8" x 11' 1" (4.8m x 3.4m) With UPVC double glazed bay window to front elevation, coving to ceiling, laminate flooring, brick built fireplace with tiled hearth, wall mounted radiator and ceiling light point



Extended Reception Room Two to Rear

26' 10" x 11' 1" (8.2m x 3.4m) With UPVC double glazed French doors with matching side windows leading to rear garden, laminate flooring, two wall mounted radiators and wall and ceiling light points

Extended and Re-Fitted Breakfast Kitchen to Rear

21' 11" x 14' 9" (6.7m x 4.5m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Integrated microwave, space for America style fridge/freezer and space for freestanding Range style cooker with extractor hood over. Fitted breakfast bar, tiling to splash back areas, floor and a feature wall, two feature vertical radiators, ceiling spot lights, obscure double glazed door to the rear garden and a double glazed window to the rear aspect



Ground Floor Bedroom Five to Front

16' 0" x 7' 2" (4.9m x 2.2m) With double glazed bay window to front elevation, electric wall mounted heater, laminate flooring, ceiling light point and door to

En-Suite Shower Room

Being fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling light point



First Floor Landing

With an original feature leaded stained glass window to side, ceiling light point, stairs rising to second floor and door to

Bedroom One to Front

15' 5" x 11' 1" (4.7m x 3.4m) With double glazed bay window to front elevation, laminate flooring, fitted wardrobes with mirror fronted sliding doors, radiator and ceiling light point

Bedroom Two to Rear

13' 1" x 9' 10" (4m x 3m) With double glazed window to rear elevation, coving to ceiling, two sets of fitted cupboards, radiator and ceiling light point

Bedroom Three to Front

8' 6" x 6' 10" (2.6m x 2.1m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point





Re-Fitted Family Bathroom to Rear

9' 2" x 6' 6" (2.8m x 2m) Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, walk in shower enclosure, vanity wash hand basin and a low flush W.C. Feature vertical radiator, cupboard housing a wall mounted gas central heating boiler, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Second Floor Landing

With a UPVC double glazed window to side and door to



Bedroom Four to Rear

11' 5" x 10' 2" (3.5m x 3.1m) With some restricted head height, a double glazed window to rear elevation, electric wall mounted heater, eaves storage, further storage cupboard and ceiling light point

Rear Garden

Being fully paved for ease of maintenance, cold water tap, external lighting and power points, timber framed shed, panelled fencing to boundaries and access to

Brick Built Annex Room

20' 4" x 11' 5" (6.2m x 3.5m) With UPVC double glazed door and windows, vanity wash hand basin, ceiling spot lights and power points

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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 are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements