



smarthomes

Barton Lodge Road

Hall Green, Birmingham, B28 0RJ

- A Semi-Detached Family Home Requiring Updating
- Three Bedrooms
- Spacious Through Lounge/Diner
- No Upward Chain

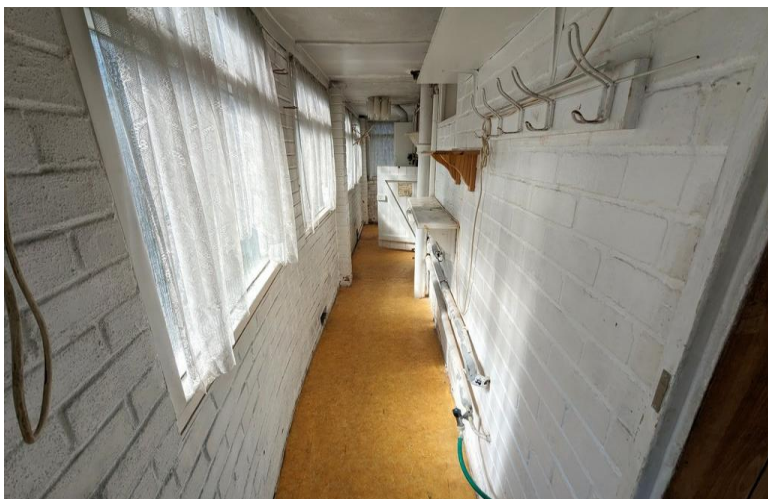
Offers in Region of

£250,000

EPC Rating - D

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a raised gravelled area and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, wall light point and further door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and glazed door leading off to



Spacious Through Lounge/Diner

25' 5" x 11' 2" (7.75m x 3.4m) With double glazed bay windows to front and rear elevations, two wall mounted radiators, wall and ceiling light points and a brick built fireplace with gas fire

Fitted Kitchen to Rear

9' x 7' 2" (2.74m x 2.18m) Being 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, further incorporating a 4 ring gas hob with extractor hood over and oven below. Tiling to splash back areas and floor, radiator, ceiling light point, two windows to the rear aspect and access to



Lean To

13' 7" x 6' 1" (4.14m x 1.85m) With windows overlooking rear garden, glazed door leading to rear garden, ceiling light point, and access to

Side Storage Area

With under stairs storage cupboard, space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point and windows to front and side elevations



Landing

With ceiling light point, obscure window to side and doors leading off to

Bedroom One to Rear

15' x 11' 2" (4.57m x 3.4m) With double glazed bay window to rear elevation, radiator and ceiling light point



Bedroom Two to Front

11' 11" x 10' 3" (3.63m x 3.12m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Three to Front

8' 4" max x 7' 5" max (2.54m max x 2.26m max) With double glazed window to front elevation, built in storage cupboard, radiator and ceiling light point

Family Shower Room

Being fitted with a modern white suite comprising of a pedestal wash hand basin and a low flush W.C. Wall mounted electric shower, non slip flooring with floor drain, airing cupboard, radiator, tiling to splash prone areas, ceiling light point and obscure windows to the side and rear elevations



Extensive Rear Garden

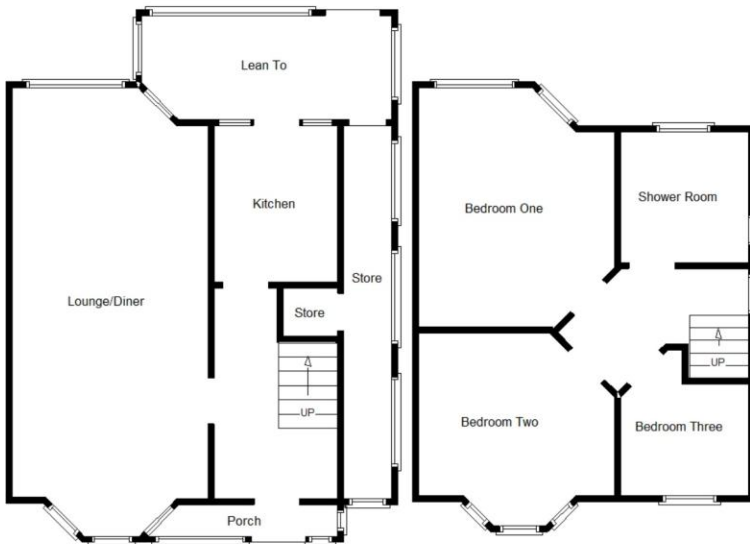
Being mainly laid to lawn with paved patio, panelled fencing to boundaries and access to

Rear Garage

Being accessed via a shared rear road with an up and over door for vehicular access and ceiling light point

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 Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.