



smarthomes

Barton Lodge Road

Hall Green, Birmingham, B28 0RJ

- A Traditional Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

£325,000

EPC Rating - 44

Current Council Tax Band - D





Property Description

The property is set back from the road behind a paved driveway providing off road parking with low level wall and fencing to boundaries, planted shrubs and a UPVC double glazed door leading into

Enclosed Porch

With a further part glazed wooden door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, useful storage cupboard and doors leading off to

Dining Room to Front

15' 3" x 10' 5" (4.65m x 3.18m) With UPVC double glazed bay window to front elevation, gas fire, wall mounted radiator and ceiling light point



Lounge to Rear

15' 7" x 10' 5" (4.75m x 3.18m) With a UPVC double glazed bay window to rear elevation, radiator, ceiling light point and a gas fire with marble hearth and wooden surround

Extended Fitted Kitchen to Rear

11' 7" x 6' 5" (3.53m x 1.96m) 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. Space for freestanding electric cooker with extractor hood over, integrated fridge, tiling to splash back areas and floor, ceiling light point, UPVC double glazed window to the rear aspect and door to



Utility Room

14' 6" x 6' 1" (4.42m x 1.85m) Fitted with a range of wall and base units with a work surface over, space and plumbing for washing machine and dishwasher, tiling to floor, wooden wall panelling, ceiling light point, doors to garage and rear garden and door to

Guest W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure window to rear, cold water tap, tiling to splash back areas and floor and ceiling light point



Landing

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

Bedroom One to Front

15' 2" x 10' 4" (4.62m x 3.15m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

15' 7" x 10' 4" (4.75m x 3.15m) With double glazed bay window to rear elevation, fitted cupboard, radiator and ceiling light point

Bedroom Three to Front

8' 4" x 6' 6" (2.54m x 1.98m) With double glazed window to front elevation, radiator and ceiling light point





Bathroom to Rear

6' 5" x 6' (1.96m x 1.83m) Being fitted with a white suite comprising of a panelled bath with electric shower and glass shower screen and a pedestal wash hand basin. Airing cupboard, radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Separate W.C

With a low flush W.C, obscure window to side, tiling to splash back areas and ceiling light point



Rear Garden

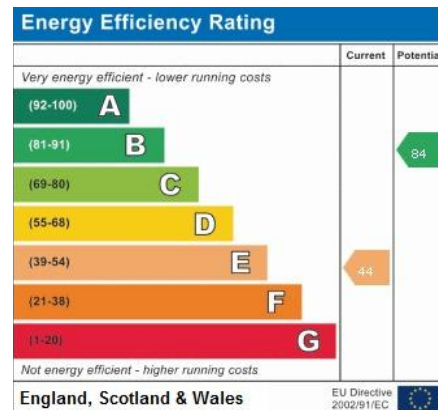
Being mainly laid to lawn with paved patio, pond and water feature, panelled fencing to boundaries, timber storage shed and well stocked shrub borders

Garage

13' 9" x 6' 7" (4.19m x 2.01m) Located at the side of the property with an up and over door to property frontage, gas central heating boiler, ceiling light point and courtesy door to utility room

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. Current council tax band - D



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