



# **Barton Lodge Road**

Hall Green, Birmingham, B28 ORJ

- A refurbished Semi Detached Family Home
- Three Bedrooms
- Open Plan Lounge & Contemporary Dining Kitchen
- Modern Four Piece Family Bathroom

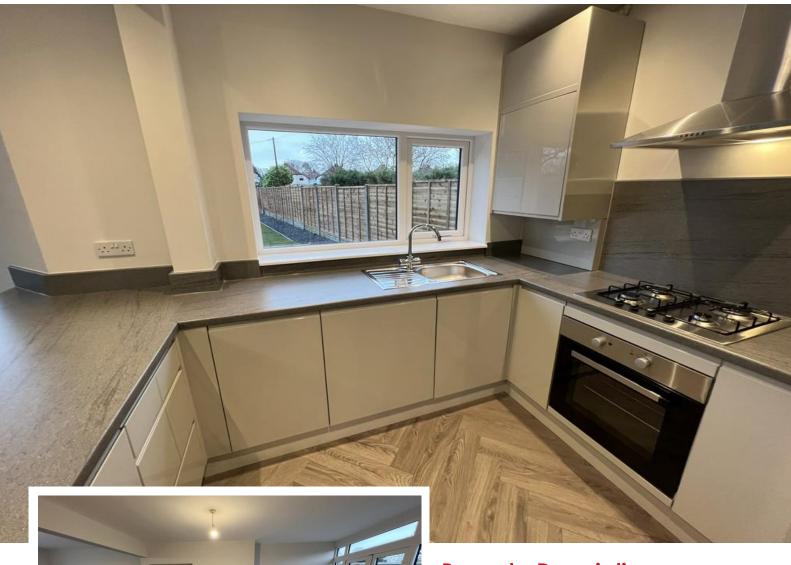
Offers Over £300,000

EPC Rating - 60

Current Council Tax Band - C







## **Property Description**

The property is set back from the road behind a stone chipping driveway providing off road parking extending to gated side access and canopy porch with composite front door leading through to

### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, obscure window to side and opening through to











#### Open Plan Lounge/Kitchen/Diner

24' 7" max x 18' 8" max (7.5m x 5.7m) The lounge area has a double glazed bay window to front elevation, radiator, ceiling light point and is open plan to the dining kitchen which has re-fitted handle-less high gloss wall, drawer and base units, complementary work surfaces with matching up-stands, sink and drainer unit with mixer tap, four ring gas hob with feature splashback and extractor canopy over, inset electric oven, integrated fridge freezer, dishwasher and washer dryer, cupboard housing Worcester Bosch boiler, breakfast bar seating area, ceiling light points, double glazed window to rear, double glazed French doors leading out to the rear garden, attractive herringbone flooring and door to useful under-stairs storage cupboard

#### Accommodation on the First Floor

#### Landing

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

#### **Bedroom One to Rear**

14' 9"  $\times$  10' 9" (4.5m  $\times$  3.3m) With double glazed window to rear elevation, radiator and ceiling light point

#### **Bedroom Two to Front**

11'  $5'' \times 10'$  2'' (3.5m  $\times 3.1$ m) With double glazed window to front elevation, radiator and ceiling light point

#### **Bedroom Three to Front**

8' 2" x 7' 2" (2.5m x 2.2m) With double glazed window to front elevation, radiator, ceiling light point and built-in storage





#### **Modern Four Piece Family Bathroom**

8' 2" x 6' 10" (2.5m x 2.1m) Being re-fitted with a four piece white suite comprising; panelled bath, low flush WC, vanity wash hand basin and over-sized shower cubicle with thermostatic shower, tiling and aquapanelling to water prone areas, wood effect tiled flooring, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

#### Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, gated side access to driveway, stone chipping borders, outside tap and access to garage to rear

### Garage to Rear

20' 0" x 14' 1" (6.1m x 4.3m) Being accessed via rear service road with up and over metal garage door and door to rear garden

#### **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 - C

