



smart homes

Barton Lodge Road

Hall Green, Birmingham, B28 0RJ

- 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" x 10' 9" (4.5m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

11' 5" x 10' 2" (3.5m x 3.1m) 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 aqua-panelling 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



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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