



smarthomes

Barton Lodge Road

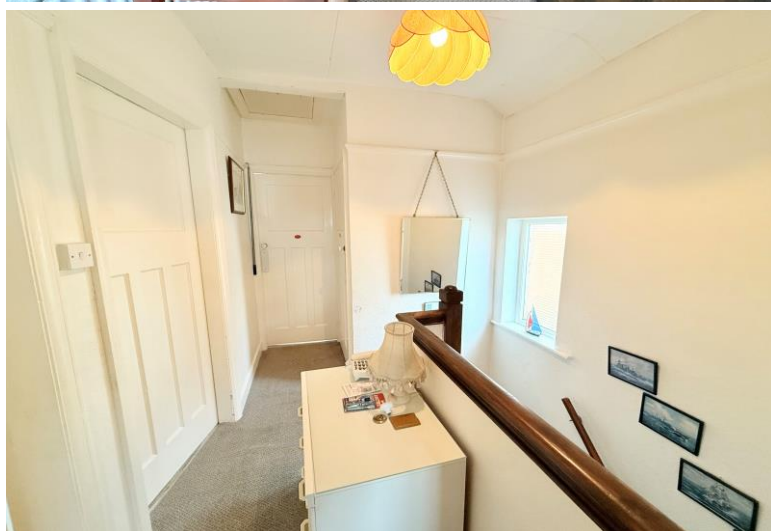
Hall Green, Birmingham

- A Well Maintained Three Bedroom Family Home
- Fitted Kitchen, Shower Room & Separate W.C
- South/Westerly Facing Rear Garden
- Side Garage & No Upward Chain

Guide Price £250,000

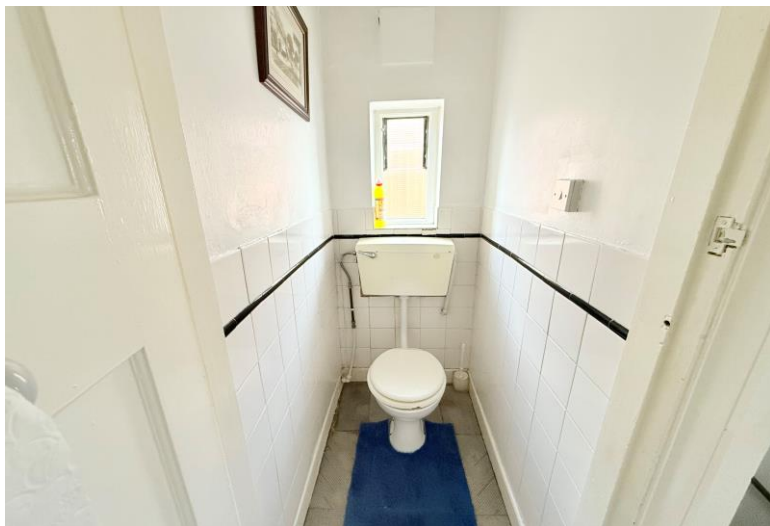
Current EPC Rating - D
Current Council Tax Band - D





Property Description

A very well presented three bedroom semi-detached property situated in a convenient location and offering three bedrooms, two reception rooms, fitted kitchen, family bathroom, separate W.C, side garage, South/Westerly facing rear garden and off-road parking



Rooms & Measurements

Dining Room to Front 3.43m x 4.57m (11'3" x 15'0" (into bay)

Lounge to Rear 3.4m x 4.17m (11'2" x 13'8")

Kitchen to Rear 2.13m x 3.48m (7'0" x 11'5")

Utility Room

Bedroom One to Front 3.43m x 4.65m (11'3" x 15'3" (into bay)

Bedroom Two to Rear 2.87m x 4.06m (9'5" x 13'4")

Bedroom Three to Front 2.03m x 2.64m (6'8" x 8'8")

Family Bathroom to Rear 2.03m x 1.91m (6'8" x 6'3")

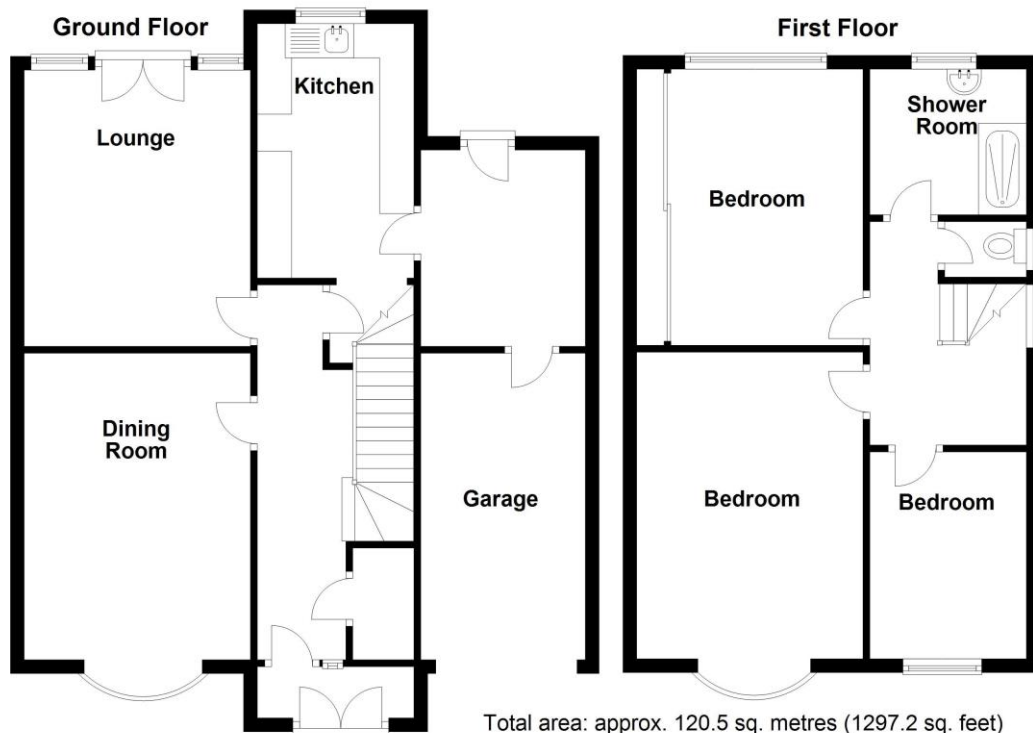
Separate WC to Side

Garage 2.36m x 7.49m (7'9" x 24'7")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – D



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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 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 are advised to recheck the measurements.