

Barton Lodge Road, Hall Green



Offers Over £375,000

Barton Lodge Road, Hall Green

- Semi-Detached
- Rear Extension
- Loft Conversion
- Gas Central Heating
- Well Presented
- 5 Bedrooms
- Side Extension
- uPVC Double Glazing
- Off-Road Parking
- Out-Building

KLARICO Estate Agents are delighted to introduce this extended 5 bedroom semi-detached property situated within a prominent part of Hall Green, Birmingham. Provides off-road parking for multiple vehicles and falls within the Chilcote Primary School catchment area.

The ground floor features a rear extension and briefly comprises a family room to front, an extended rear living room, a large kitchen-diner presented to a high standard along with a ground floor 5th bedroom with en-suite.

The first floor provides 3 bedrooms and a family bathroom and then the second floor provides the 4th bedroom as part of a loft conversion. The rear garden can be seen as maintenance free and features an out-building that could serve multiple purposes including an entertainment room.

This property provides a huge amount of floorspace and has been maintained to a good standard. Within the local proximity can be found a number of schools and nurseries including Chilcote Primary School along with easy access to rail and bus. Within the area can be found local shopping facilities including Waitrose and Tesco. Situated approx. 4 miles from Birmingham City Centre and Solihull town Centre.

Directions

Frontage

Spacious, off-road parking for multiple vehicles, block paved

Porch

Access to property through front porch

Hall

Laminate flooring, wall mounted radiator, skirting, ceiling light, storage beneath staircase

Family Room

4.84m x 3.44m (15'11" x 11'3")

Double glazed bay window to front, laminate flooring, skirting, coving to ceiling, ceiling light, wall mounted radiator, chimney breast

Living Room

7.96m x 3.44m (26'1" x 11'3")

Extended rear living room, double glazed French doors to rear, laminate flooring, ceiling and wall lights, skirting, chimney breast, wall mounted radiator

Kitchen/Diner

6.74m x 4.59m (22'1" x 15'1")

Double glazed window and door to rear, ceiling down lights, floor tiling, designer wall mounted radiators, worktops, soft close storage units, drainer sink with mixer tap, hanging lights, extractor, integrated microwave, provision for American fridge freezer, lounge area.

Bedroom 1

4.79m x 3.61m (15'9" x 11'10")

Double glazed bay window to front, laminate flooring, ceiling lights, fitted wardrobes, skirting, wall mounted radiator

Bedroom 2

4.15m x 3.61m (13'7" x 11'10")

Double glazed window to rear, carpet, ceiling light, skirting, fitted storage cupboards, wall mounted radiator

Bedroom 3

2.71m x 2.10m (8'11" x 6'11")

Double glazed window to rear, laminate flooring, ceiling light, wall mounted radiator, skirting

Bedroom 4

3.58m x 3.21m (11'9" x 10'6")

Dormer loft conversion, double glazed window to rear, carpet, ceiling light, storage into eaves

Bathroom

2.88m x 2.10m (9'5" x 6'11")

Privacy double glazed window to rear, wall and floor tiling, bathtub with mixer tap and shower unit, toilet, vanity wash unit, shower cubicle with thermostatic shower unit, heated towel rail, ceiling light

Bedroom 5

5.07m x 2.22m (16'8" x 7'3")

Ground floor bedroom with en-suite, double glazed bay window to front, laminate flooring, ceiling light, skirting

En-suite

1.01m x 2.22m (3'4" x 7'3")

Ceiling light, shower cubicle, toilet, wash basin

Rear Garden

Patio, fence panels to boundaries, spacious, maintenance free

Out-House

Spacious out-house with electric supply, double glazed window to front, storage behind the out-house



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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

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