

DRAKES

ESTATE AGENTS



Barton Lodge Road, Hall Green, B28 0RL

Offers Over £480,000

- A Heavily Extended Semi-Detached
- Four Bedrooms
- Lounge
- Re-fitted Breakfast Kitchen
- Family/Cinema Room
- Ensuite Shower Room & Dressing Area
- Study Area
- Luxury Family Shower Room
- Rear Garden
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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Dual Aspect Lounge - 7.72m x 3.25m (25'4" x 10'8")

Breakfast kitchen to rear - 6.35m x 3.63m (20'10" x 11'11")

Family/Cinema Room to front - 4.11m x 5.16m (13'6" x 16'11")

Bedroom One to front - 4.27m x 3.18m (14'0" x 10'5") plus dressing area

Ensuite to rear - 3.07m x 1.73m (10'1" x 5'8")

Bedroom Two to rear - 4.78m x 3.07m (15'8" x 10'1")

Bedroom Three to front - 3.78m x 2.62m (12'5" x 8'7")

Family Shower room to rear - 1.98m x 1.83m (6'6" x 6'0")

L-shaped Bedroom Four to the second floor - 4.47m x 4.5m (14'8" x 14'9" max) (restricted head height)

L-shaped Dressing Room - 4.09m x 2.95m (13'5" x 9'8" max)

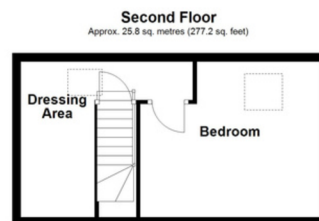
A heavily extended semi-detached home in a convenient location, the accommodation has been well-maintained and in brief comprises of reception hall, lounge, re-fitted breakfast kitchen, family/cinema room, four bedrooms, ensuite shower room and dressing area, study area and a further luxury family shower room, rear garden and driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

COUNCIL TAX BAND: D

EPC Rating: D

Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

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