



Rodlington Avenue, Great Barr  
Birmingham, B44 9UJ

**Offers Over £180,000**

# Great Barr

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Ideal for First Time Buyers, this two bedroom semi detached is located in this highly popular road and offers excellent potential.

Set behind a gravelled driveway, the property is accessed via a porch which leads to the reception hall with stairs off. The kitchen has a range of units with space for a cooker, window to the front, wall mounted central heating boiler and an additional area alongside offers further space with room for a fridge freezer and there is a window to the front. The lounge has a feature fireplace and patio doors lead to the sun lounge which has views over the garden and a sliding door to a lean to with access to the garden as well as a separate WC.

On the first floor there are two bedrooms, the master is a good size double with built in wardrobes either side of the chimney breast and a window to the rear whilst the second bedroom will take a double bed and has a window to the front and an over stairs storage cupboard. The bathroom offers excellent scope and has a bath, wash basin and WC, wall tiling, airing cupboard and a window to the front.

Outside the rear garden is a delight with an abundance of mature shrubs that create various secluded areas, there is a rear right of way and this double glazed and centrally heated home must be viewed.





## Property Specification

TWO BEDROOMS  
SEMI DETACHED  
IDEAL FOR FIRST TIME BUYERS  
POPULAR LOCATION  
SUN LOUNGE

**Reception Hall**  
2.78m (9'1") x 0.94m (3'1")

**Kitchen**  
3.66m (12') x 3.33m (10'11")

**Lounge**  
4.37m (14'4") x 3.02m (9'11")

**Lean-to**  
2.05m (6'9") x 1.64m (5'4")

**Sun Lounge**  
3.31m (10'10") x 2.05m (6'9")

**Bedroom 1**  
4.35m (14'3") x 3.04m (10')

**Bedroom 2**  
3.67m (12') x 2.45m (8') max

**Bathroom**  
1.87m (6'1") x 1.82m (6') max

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 4th November 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

