



Rodlington Avenue, Great Barr
Birmingham, B44 9UJ

Offers Over £230,000

Great Barr

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Welcoming to the market this well presented three-bedroom extended family home located on Rodlington Avenue. Situated close to good schools, shops, and amenities and is perfect for first time buyers or investors.

Approached via a paved frontage (kerb not dropped) with steps leading to the front door. Upon entry you are welcomed by a hallway giving you access to the dining room and lounge. The kitchen extension offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and oven and space for suitable fitted appliances. Heading upstairs you are presented with three double bedrooms and a family shower room consisting of a shower cubicle, hand wash unit and WC.

Externally, the home has a large private rear garden which is tiered with a paved patio, lawned area and fencing to the perimeter.

Viewing this home is highly recommended.





Property Specification

THREE BEDROOM SEMI DETACHED
DOUBLE STOREY SIDE EXTENSION
TWO RECEPTION ROOMS
LARGE PRIVATE GARDEN
QUIET CUL DE SAC

Dining Room
3.60m (11'10") x 3.20m (10'6")

Lounge
4.30m (14'1") x 3.00m (9'10")

Kitchen
3.47m (11'5") x 2.20m (7'3")

Bedroom 1
4.40m (14'5") x 3.10m (10'2")

Bedroom 2
3.80m (12'6") x 2.40m (7'10")

Bedroom 3
3.50m (11'6") x 2.20m (7'3")

Shower Room
1.80m (5'11") x 1.70m (5'7")

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: 12th May 2025

Viewer's Note:

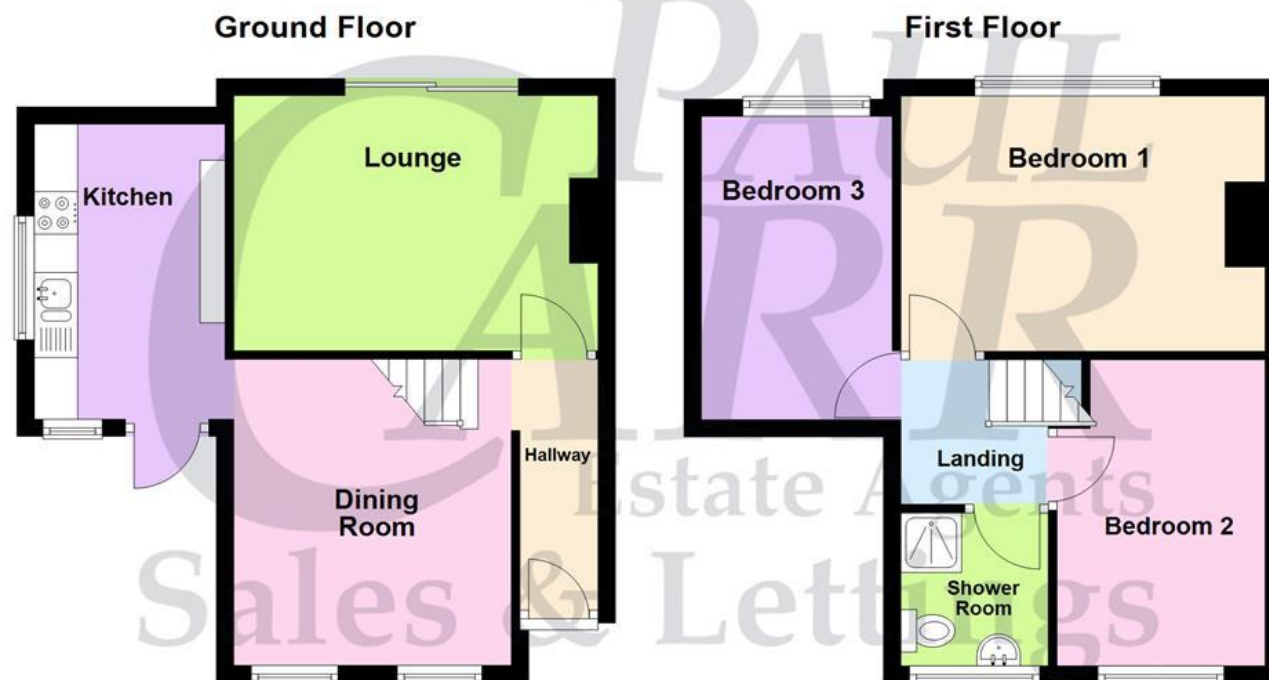
Services connected: Gas Electric Water Drainage

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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

