



Rodlington Avenue, Great Barr
Birmingham, B44 9UJ

Offers Over £180,000

Great Barr

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Offered with no upward chain, this two double bedroom semi detached is ideal for First Time Buyers and is located in this popular cul de sac.

Set behind a front garden, the property is accessed via an open porch which leads to the hallway with stairs off, door to the lounge and an opening leads to the fitted kitchen with a range of units, built in oven and hob, wall mounted boiler, two windows to the front and a door provides access to the useful covered side passage with doors to the front and rear. The lounge is a good size and has double doors and windows either side to the garden.

On the first floor there are two double bedrooms, the master is a good size and has a window to the rear whilst the second bedroom has an over stairs storage cupboard and a window to the rear. The modern bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden has a patio area suitable for garden furniture and leads to the large lawned area, there is an overgrown rear right of way and this double glazed and centrally heated home must be viewed.





Property Specification

NO UPWARD CHAIN
SEMI DETACHED
TWO DOUBLE BEDROOMS
IDEAL FOR FIRST TIME BUYERS
FITTED KITCHEN

Lounge
4.36m (14'4") x 3.06m (10')

Kitchen
3.65m (12') max x 3.35m (11')

Bedroom 1
4.35m (14'3") x 3.06m (10'1")

Bedroom 2
3.71m (12'2") max x 2.45m (8')

Bathroom
1.80m (5'11") x 1.79m (5'11")

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: 16th October 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

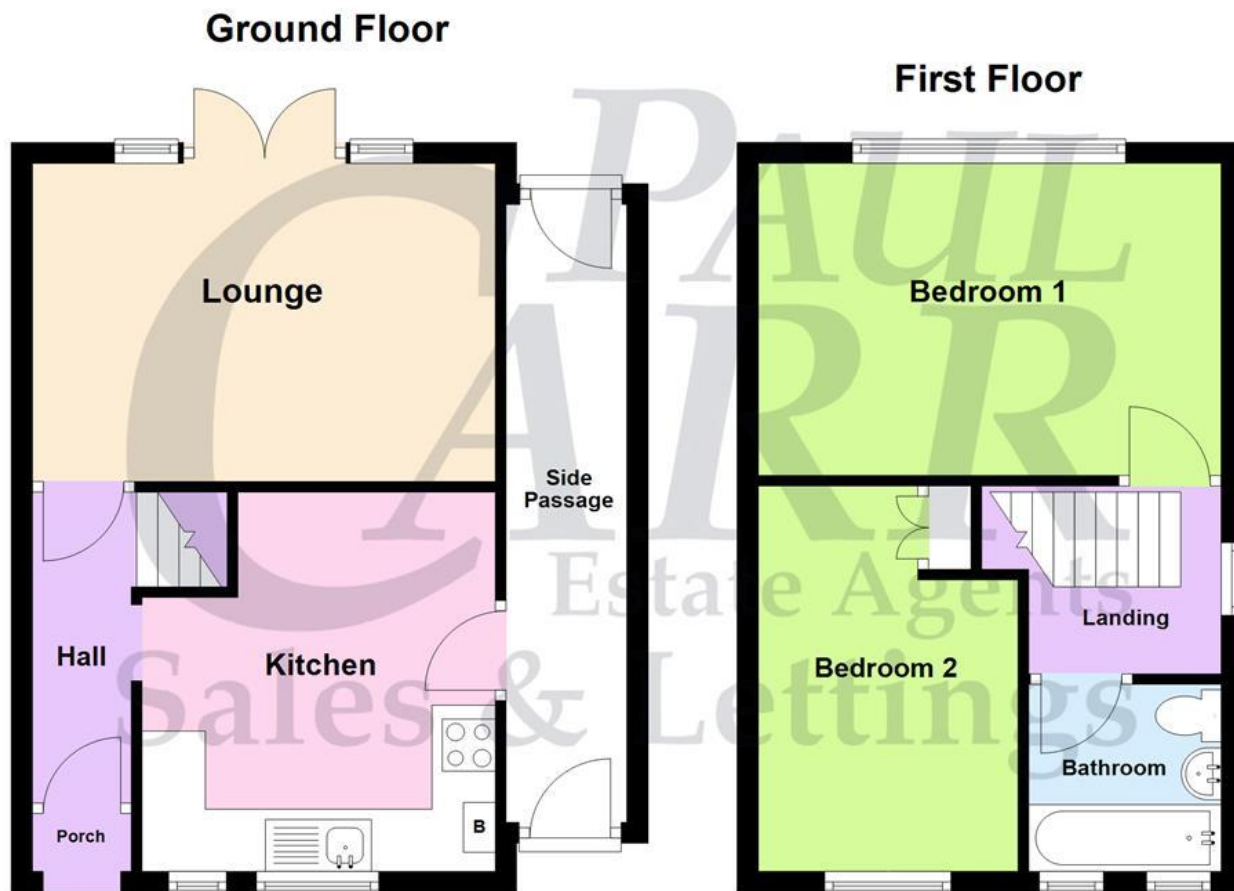
Services connected: Gas Electric Water Drainage

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		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

