



smarthomes

## Barkers Lane

Wythall, Birmingham

- A Charming Four Bedroom Family Dormer Bungalow
- Sat in Approx. 0.6 Acres of Land Offering Superb Potential
- Substantial Southerly Facing Rear Gardens
- No Upward Chain

**£550,000**

Current EPC Rating - D  
Current Council Tax Band - E





## Property Description

Built in the 1930s, this charming four bedroom detached dormer bungalow is set on an extensive plot of approx. 0.6 acres and offers huge potential for refurbishment or development (STPP) and no upward chain. It retains many of its original design features, including its original coal shed, has a working kitchen and bathroom for live-in refurbishment if required and features open views across fields to the front and a large attractive garden at the back. The property benefits from flexible living spaces including two reception rooms, fitted kitchen, downstairs bathroom and separate WC. The substantial southerly facing rear garden has a lawned garden, a magnolia garden and fruit and vegetable allotments as well as several brick-based out buildings, old stables, a storage barn, a garage, ample off-road parking, UPVC double glazing (where specified) and gas central heating



## Rooms & Measurements

Reception Room One to Front 4.2m x 3.6m (13'9" x 11'9")

Reception Room Two 4.2m x 3.1m (13'9" x 10'2")

Fitted Kitchen 3m x 3m (9'10" x 9'10")

Bedroom One to Front 3.6m x 3m (11'9" x 9'10")

Bedroom Two to Side 3m x 3m (9'10" x 9'10")

Bathroom to Rear 2.9m x 1.9m (9'6" x 6'2")

Bedroom Three 4.7m (max) x 3.2m (15'5" x 10'5")

Bedroom Four 7.7m (to door recess) x 2.3m (25'3" x 7'6")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – E



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.