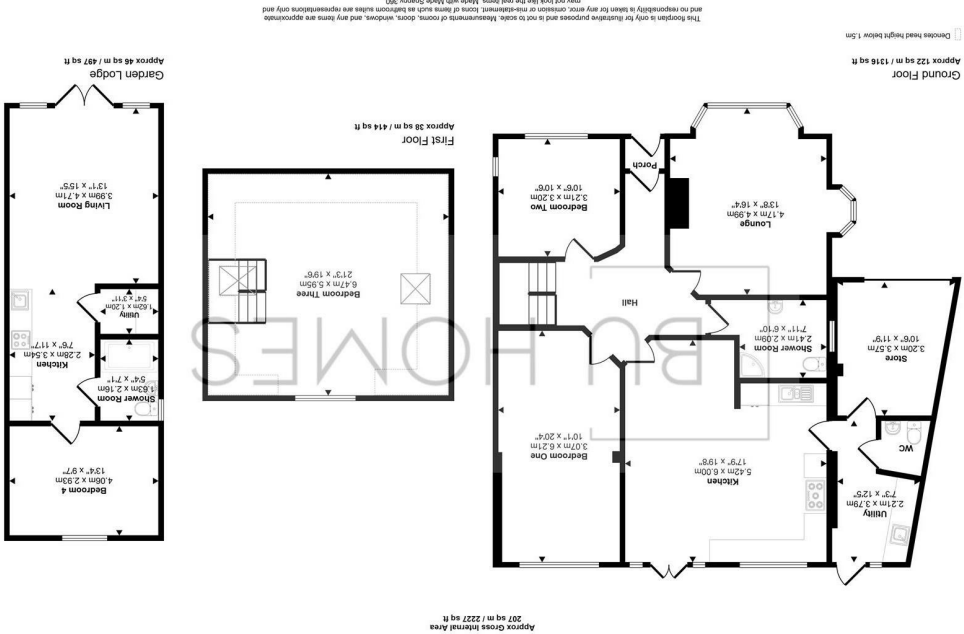


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
72	84
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-90)
Very energy efficient - lower running costs	

Council Tax Band F

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Asking price
£825,000

BITTELL ROAD, BARNT GREEN, B45 8LX

- Extended & Refurbished Dormer Bungalow
- Self-Contained Garden Lodge
- Spacious Dining Kitchen
- Three Double Bedrooms
- Large Hobbies Room
- Sought-After Village Location
- Two Reception Rooms
- Separate Utility Room & WC
- Two Shower Rooms
- Generous Landscaped Gardens

BITTELL ROAD, BARNT GREEN, B45 8LX



A deceptively spacious and beautifully refurbished dormer bungalow boasting a splendid garden lodge providing modern self-contained accommodation perfectly suited for an elderly relative, a teenager or guests.

Sitting on a 0.24 acre plot and enjoying a most desirable semi-rural location upon the outskirts of Barnt Green village, the dwelling is situated within easy reach of local amenities including highly rated schooling and public transport links.

The recently extended main residence briefly comprises an enclosed porch, a welcoming hallway, an attractive dual aspect lounge, a magnificent dining kitchen, a separate utility room, a WC, a useful storage area, two excellent bedrooms and a stylish shower room; plus a versatile large hobbies room upon the first floor having planning consent to sub-divide the space and create two additional bedrooms with a 'Jack & Jill' en-suite.

Outside, there is a block-paved driveway to the fore providing off-road parking for several vehicles and a stunning landscaped garden behind incorporating the annex which comprises a living room, a kitchen area, a separate utility room, a fourth double bedroom and a shower room.

