



Barton Lodge Road

Hall Green, Birmingham

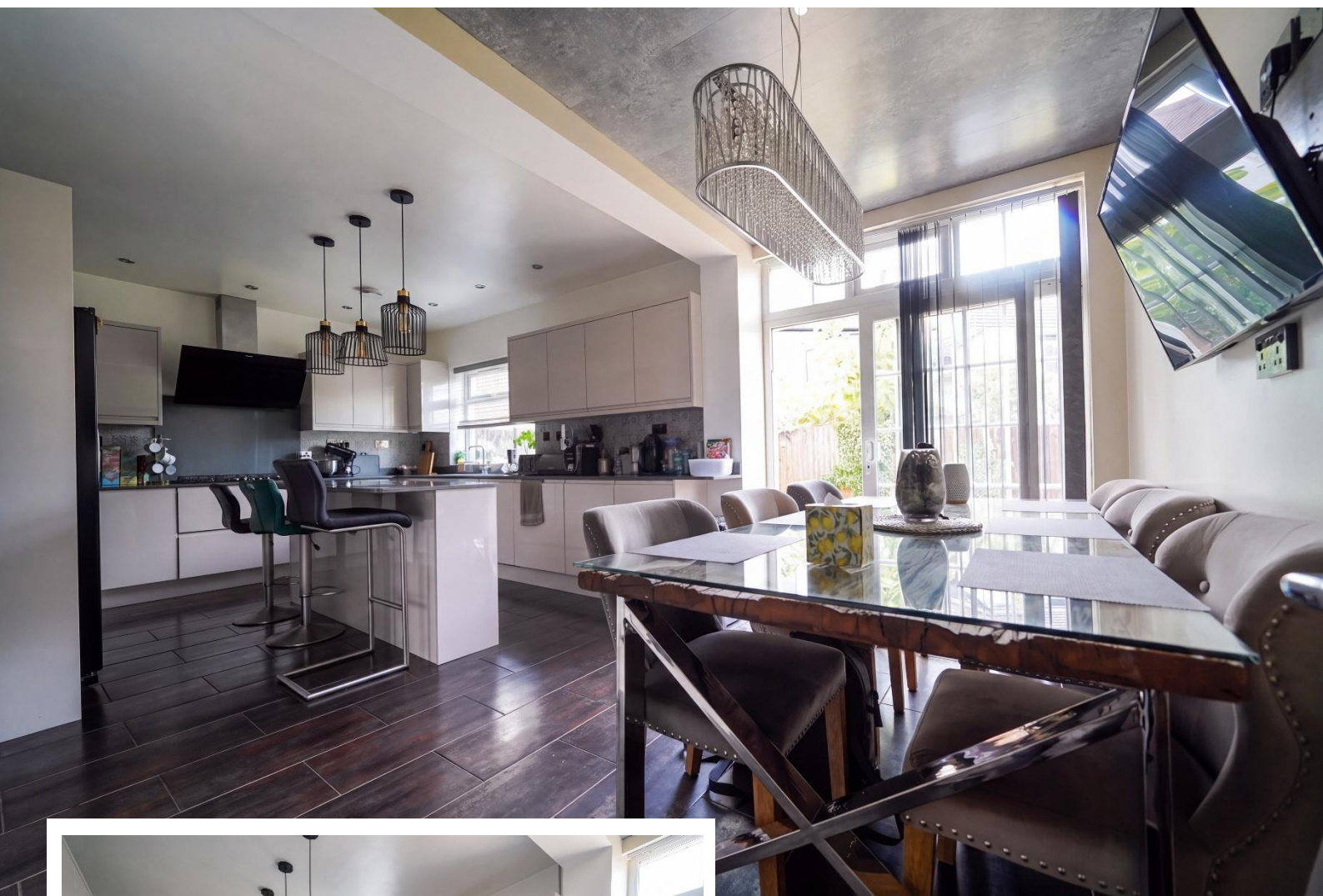
- An Extended Four Double Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Extended Breakfast Kitchen
- En-Suite Shower Room & Dressing Area
- Luxury Family Shower Room
- South/Westerly Facing Rear Garden

£440,000

Current EPC Rating - D

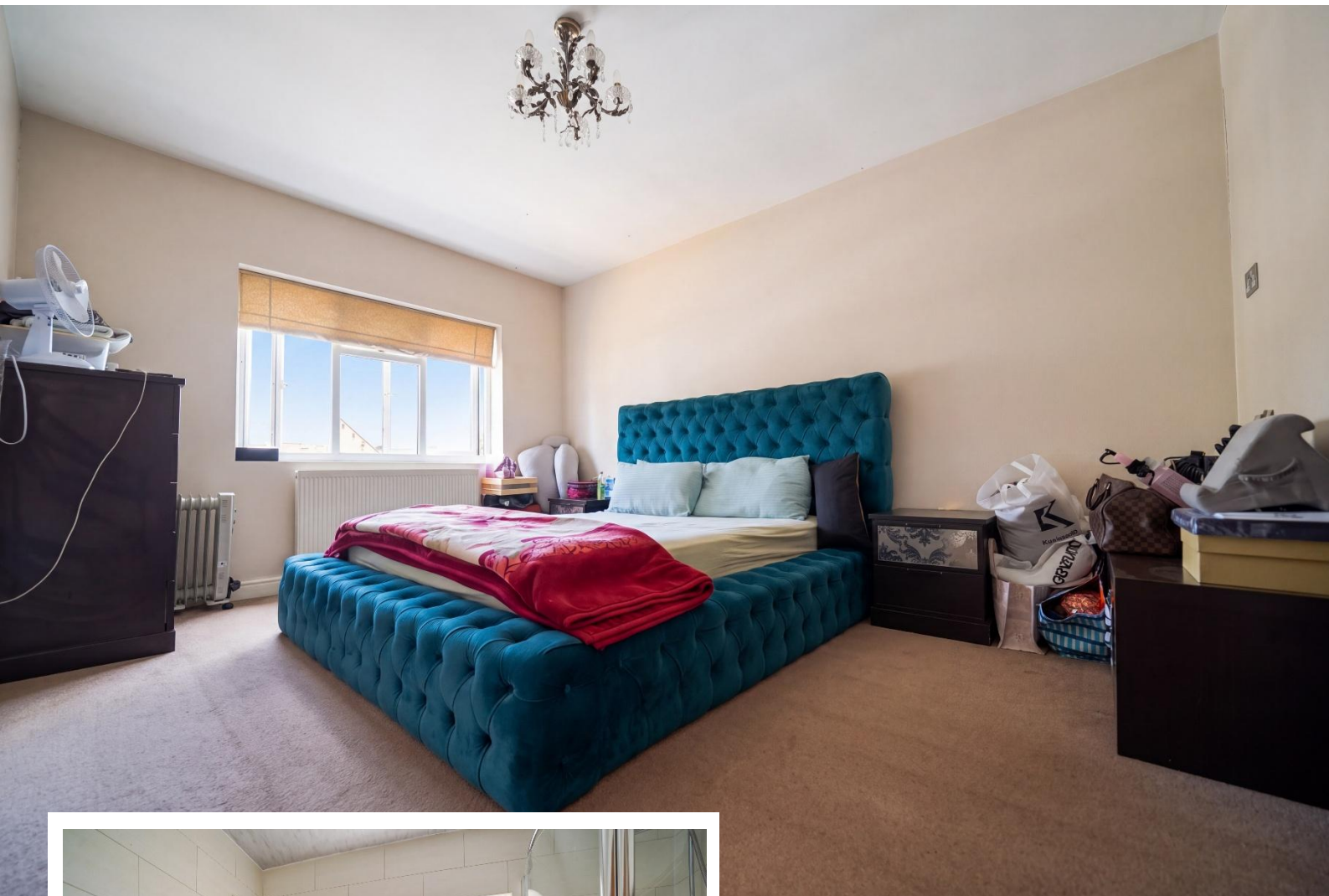
Current Council Tax Band - D





Property Description

A heavily extended four bedroom semi-detached property briefly affording spacious through lounge, family room, superb modern open plan kitchen diner, en-suite shower room and dressing area, luxurious family shower room, ample off-road parking and South/Westerly facing rear garden



Rooms & Measurements

Spacious Through Lounge 3.1m x 8.5m (10'2" x 27'10")

Superb Modern Open Plan Kitchen Diner 6.2m x 3.4m (20'4" x 11'1")

Family Room to Front (Formerly Garage) 5m x 4m (16'4" x 13'1")

Bedroom One to Front 4.1m x 3m (13'5" x 9'10")

Walk-In Wardrobe Area 1.6m x 1.8m (5'2" x 5'10")

En-Suite Shower Room to Rear 1.6m x 2.9m (5'2" x 9'6")

Bedroom Two to Front 4.4m x 2.5m (14'5" x 8'2")

Bedroom Three to Rear 4.5m x 2.5m (14'9" x 8'2")

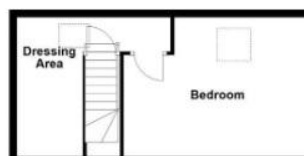
Family Shower Room 1.8m x 2.6m (5'10" x 8'6")

Second Floor Bedroom Four 2.9m x 3.3m (9'6" x 10'9")

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 – D



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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 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.