

Horton & Senate



86 Barton Lodge Road, Birmingham, B28 0RJ

£350,000

- ONWARD CHAIN COMPLETE
- CONVENIENT LOCATION
- ENSUITE TO MASTER BEDROOM
- CONSERVATORY
- PRIVATE REAR GARDEN
- OPEN PLAN KITCHEN/DINER
- DETACHED PROPERTY WITH THREE GENEROUS BEDROOMS
- GUEST WC
- GARAGE
- LARGE DRIVEWAY

86 Barton Lodge Road, Birmingham B28 0RJ

A fantastic opportunity to purchase a detached property with three generous bedrooms in a convenient location. The property is near to transport links, schools and shops so it is ideal for families. Inside it has everything from an open plan kitchen/diner to an ensuite in the master bedroom. This is a must view!

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Council Tax Band: D



Approach

Via a large driveway providing off road parking for multiple cars, there is a door to the garage, gate to the garden and door to the property.

Ground Floor

Inner porch

Guest WC

There is a wc, sink and central heating radiator. A double glazed window to the front and tiling to splash prone areas.

Lounge

The spacious lounge has a double glazed window to the front and a door to the kitchen/diner

Open plan Kitchen/Diner

A fantastic area which is perfect for families and entertaining! The dining area has a set of doors leading to the conservatory and opens on to the kitchen. The kitchen benefits from a range of wall and floor base units with worksurface over incorporating a breakfast bar, inset sink and a gas hob with extractor over. There is space for a large fridge freezer, a double glazed window to the rear and a door leading to the garage.

Conservatory

A great addition to the property and it has a door leading to the rear garden.

First Floor

Landing

There are doors to the first floor rooms and a double glazed window

Bedroom One

A double bedroom with a built in wardrobe, a double glazed window to the rear and a door leading to the ensuite.

En-Suite -

The suite comprises of an enclosed shower, wc and sink.

Bedroom Two

A double bedroom with fitted wardrobes and a double glazed window to the front

Bedroom Three

This is a larger than average single bedroom and a real selling feature for this property.

Family Bathroom

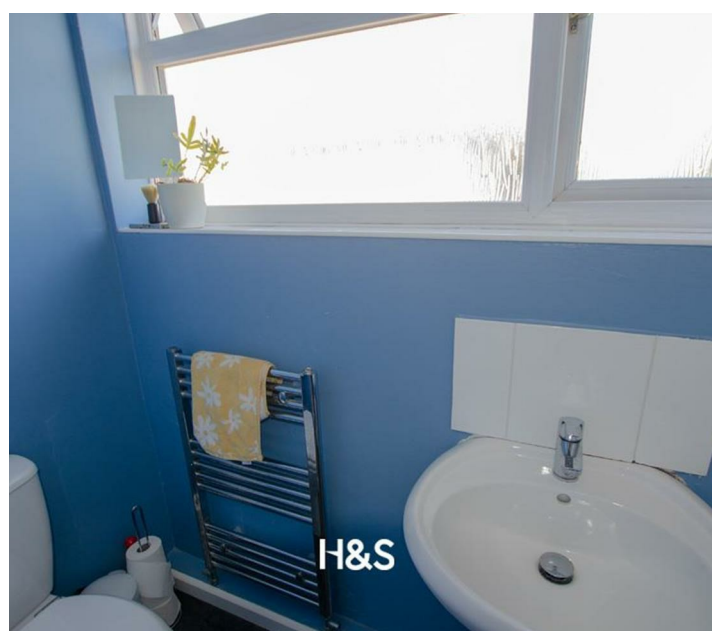
The suite comprises of a panelled bath with shower over, a sink, wc and a double glazed window to the side

Outside

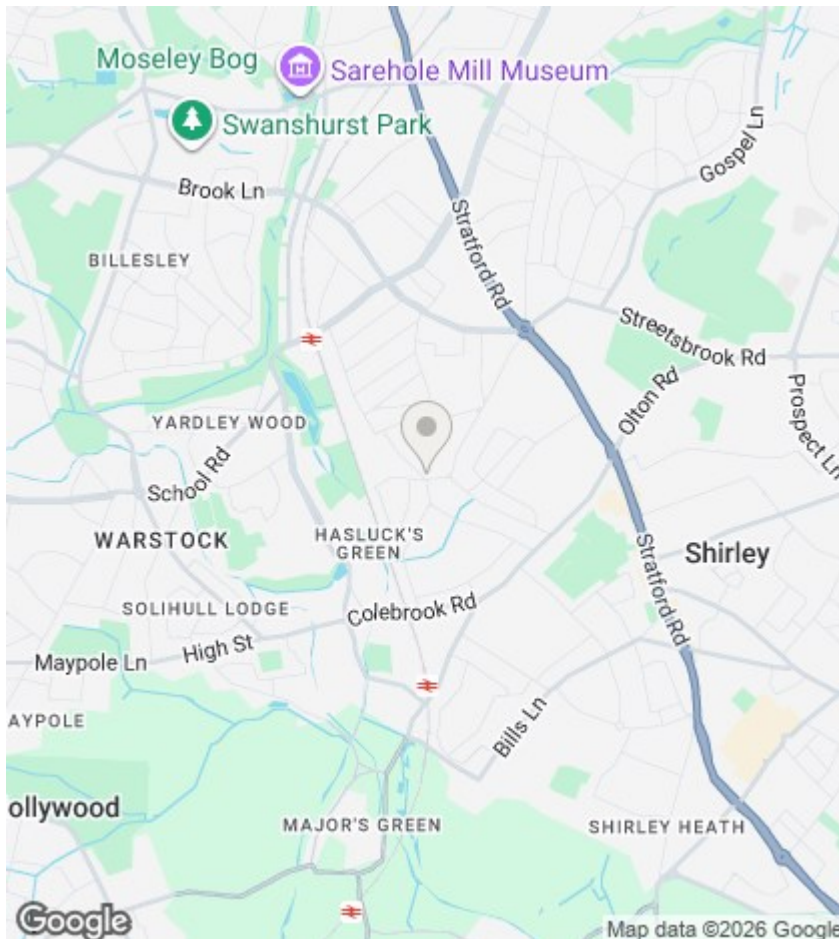
Rear Garden

The private rear garden has a decked area ideal for entertaining which steps down to a long lawn that has an abundance of mature shrubs and bushes with a further rear patio and area ideal for storage.

Garage







Directions

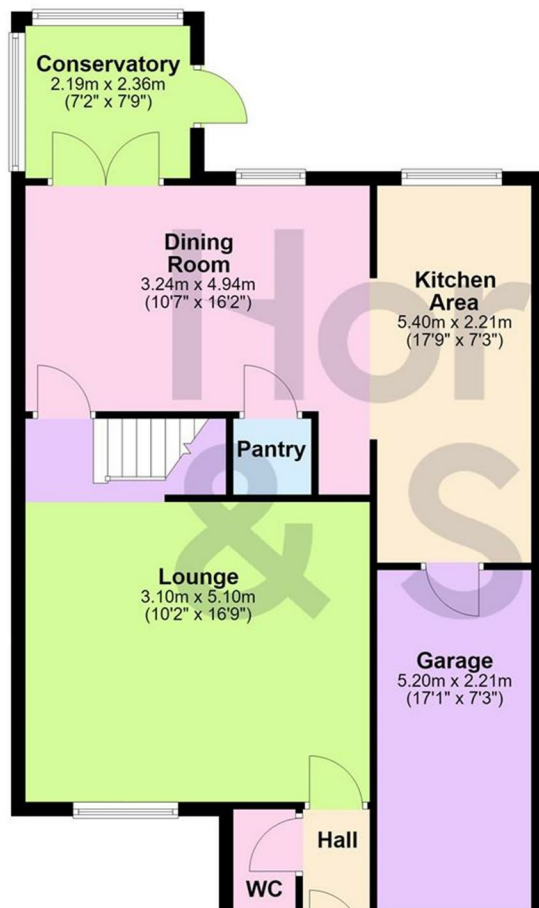
Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

