



£350,000 Offers In Excess Of

Barton Lodge Road, Birmingham, B28 0RL

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- A Three Bedroom Semi Detached Residence
- Two Reception Rooms
- Kitchen
- Utility Room
- Garage
- Off Road Parking
- Lovely Rear Garden
- Popular Location
- Conservatory
- Viewings Recommended

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this spacious three-bedroom family residence situated in this popular location in B28. Viewings are Highly Recommended.

## Main Particulars

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### PROPERTY LOCATION

Hall Green is a highly desirable residential area known for its convenience and popularity. Residents here enjoy easy access to a range of local amenities, including shops, schools, and restaurants. Moreover, the property is within walking distance of the Stratford Road, a major thoroughfare that offers exceptional transportation links to key destinations such as Birmingham City Centre, Solihull, and the motorway network.

This property presents an excellent opportunity suitable for various purposes, including families, investors, and landlords. Furthermore, it offers the potential for future development, making it an even more appealing investment prospect.

If you are purchasing for investment purposes we feel you would achieve £1400 per calendar month

Full Details:

Viewings are highly recommended for this spacious three-bedroom semi-detached family residence, ideally located on Barton Lodge Road, B28. The property offers a comfortable and versatile layout, perfect for modern family living.

Upon entering, you are greeted by a welcoming entrance hallway with cloak room and door giving access to dining room at the front, featuring a double-glazed window that fills the space with natural light. The living room, situated at the rear, boasts a feature fireplace and offers access to the conservatory. The conservatory, with double glazing throughout and two sets of doors opening onto the rear garden, provides an inviting space to relax and entertain, seamlessly blending indoor and outdoor living.

The well-appointed kitchen is equipped with a range of base cupboards, drawer units, and matching wall-mounted cabinets, along with a sink and drainer unit with a mixer tap, two integrated ovens and an induction hob. A door leads to the utility room, offering ample space for white goods, with additional access to the garage and rear garden.

Upstairs, the first floor comprises three bedrooms, including two doubles and one single, providing plenty of space for the whole family. A family shower room completes the accommodation.

Outside, the property benefits from off-road parking to the front with electric charging port and a large, lovely rear garden. The garden features a paved patio area, perfect for outdoor dining and entertaining, as well as a well-maintained lawn with a variety of mature plants and shrubs, creating a peaceful and private outdoor oasis.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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