



Rodlington Avenue, Great Barr  
Birmingham, B44 9UJ

Offers Over £200,000

# Great Barr

Offers Over £200,000



Welcoming to the market this well presented two bedroom semi detached home located on the popular Rodlington Avenue.

Situated on a cul de sac close to good local shops, schools, amenities and it is perfect for first-time buyers and investors. Approached via a block paved driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed by a hallway giving you access to the front dining room and a rear lounge with access into the garden. The kitchen offers an array of wall and base units, plenty of counter-top space, sink unit with side drainer and space for suitable fitted appliances. Heading upstairs you are presented with two double bedrooms, the main bedroom benefiting from built in storage. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home offers a well sized private south facing rear garden with a paved patio, lawned area and fencing to the perimeter.

Viewing this home is highly recommended.





## Property Specification

TWO BEDROOM SEMI DETACHED  
DRIVEWAY FOR MULTIPLE VEHICLES  
PERFECT FOR FIRST TIME BUYERS  
TWO RECEPTION ROOMS  
LARGE SOUTH FACING REAR GARDEN

**Dining Room**  
3.80m (12'6") max x 3.30m (10'10") max

**Kitchen**  
5.70m (18'8") x 1.20m (3'11")

**Lounge**  
4.30m (14'1") x 3.00m (9'10")

**Bedroom 1**  
4.30m (14'1") x 3.00m (9'10")

**Bedroom 2**  
3.97m (13') max x 2.40m (7'11") max

**Bathroom**  
1.90m (6'3") x 1.80m (5'11")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

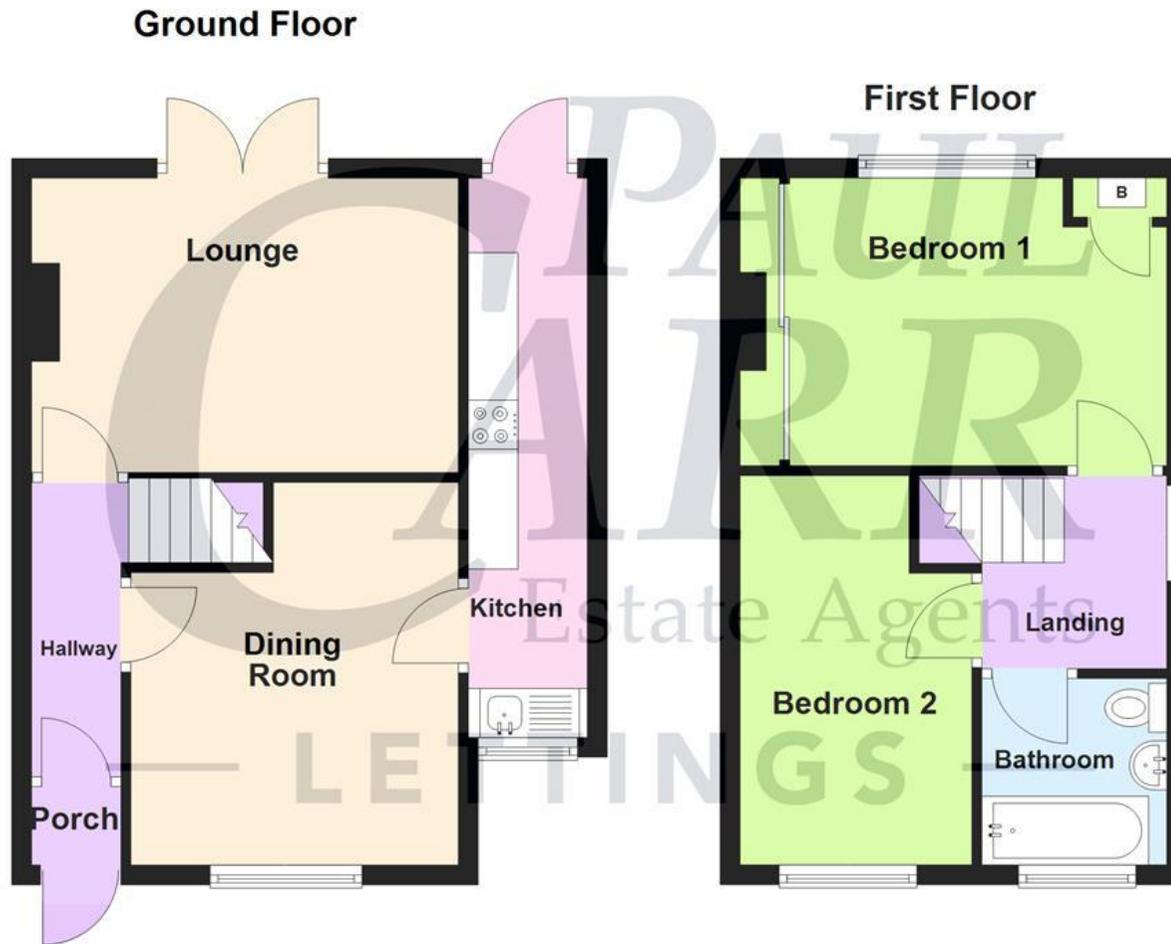
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

