



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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31 Barton Croft, Hall Green, Birmingham B28 0UY

Price £285,000

REDUCED BY £25,000. A freehold, 3 bedroom semi detached family residence with 2 ground floor reception rooms gas fired central heating and UPVC double glazing. A substantial brick built in line garage with attractive and mature gardens at rear. Off road parking to the front.

No upward chain. Total Square Footage 810 ft or 75.3 meter sq.



Barton Croft is located off Baldwins Lane Hall Green.

The property stands well back from the roadway behind a tarmacadam foregarden/vehicular driveway that provides off road parking space to the front. A shared vehicular driveway provides access to a substantial brick built in line garage.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

EXTENDED PORCH ENTRANCE

With ceramic tiled floor and UPVC double glazed window.

RECEPTION HALL

UPVC double glazed window, single panel central heating radiator, staircase off.

SITTING ROOM (FRONT)

13'4 into bay x 11'1 (4.06m into bay x 3.38m)

UPVC double glazed bay window, twin panel central heating radiator. Brick built fireplace with polished fire hearth and fitted gas fire. Centre and 2 single wall light points.

DINING ROOM (REAR)

12'3 x 11'4 (3.73m x 3.45m)

UPVC double glazed window, single panel central heating radiator.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

KITCHEN (REAR)

9'11 x 6'2 (3.02m x 1.88m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further double door and 2 single door wall base units all with drawers and work surface over. 2 double door wall units. Gas cooker point. Ideal wall mounted gas fired central heating boiler. UPVC double glazed door and window, single panel central heating radiator.

Large understairs store/pantry.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

14'3 into bay x 11'1 (4.34m into bay x 3.38m)

UPVC double glazed bay window, single panel central heating radiator. 4 door built in wardrobe with bonnet cupboards over.

BEDROOM 2 (REAR)

10'2 x 8'10 (3.10m x 2.69m)

UPVC double glazed window, single panel central heating radiator, 2 double door built in wardrobes with bonnet cupboards over.

BEDROOM 3 (REAR)

11'8 x 6'5 (3.56m x 1.96m)

UPVC double glazed window, single panel central heating radiator, built in single door storage cupboard.

TILED BATHROOM

8'10 x 5'2 (2.69m x 1.57m)

Panelled in bath with Gainsborough style 400 shower, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window, linen and airing cupboard.

OUTSIDE

Paved terrace with separate tradesman's side entrance.

REAR GARDEN

Being very well maintained and attractively presented lawned rear garden with mature borders.

BRICK BUILT REAR IN LINE GARAGE

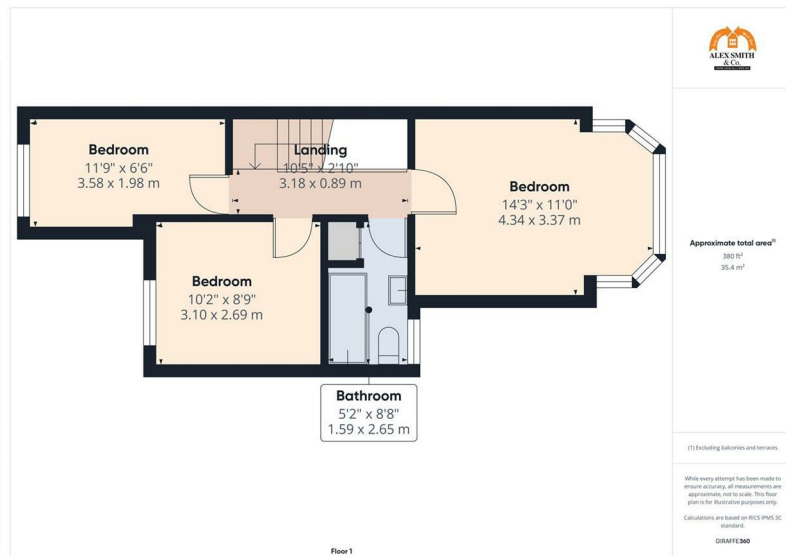
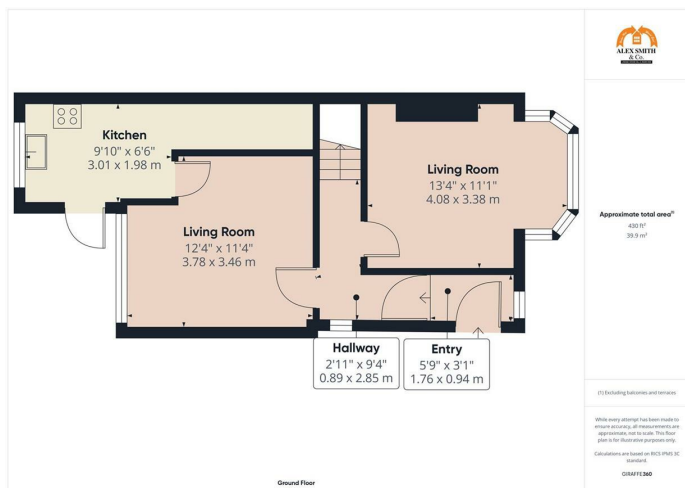
21'4 x 9'4 (6.50m x 2.84m)

Metal up and over door, UPVC double glazed window.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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