



## 2009 LANCASTER ROAD



**\$389,900**

Bedrooms: 3    Full Baths: 2    Half Baths: 0    Levels: 1 Story    Square Feet: 1,311    MLS#: 21369821

### PROPERTY DESCRIPTION

Welcome to 2009 LANCASTER ROAD!! This charming 3 bedroom/2 full bath home is conveniently located just 2 blocks from Shades Cahaba Elementary, 2 blocks from the Pig, 5 minutes from Samford and 10 minutes from UAB & downtown Birmingham. This historic 1920's Bungalow home features all the character of the era including arched doorways, hardwood floors, built-in bookshelves around the fireplace, etc but has been updated with today's conveniences such as: Large remodeled kitchen with stainless appliances, gas range, New HVAC ( 2022), Double-Paned windows ( 2009), new water heater ( 2023), 25 Year dimensional roof 2012, security system and more. Fenced backyard and patio area. Great home or investment opportunity. The home is currently rented for \$2,300 a month and the lease expires June 30, 2024.



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