

Hilliards Croft, Great Barr B42 2ED

Offers In The Region Of £225,000

midland residential









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Midlands Residential is pleased to bring to market this three bed semi-detached property located in the sought area of Great Barr. The property is in close proximity to a range of amenities, including supermarkets and schools, with transport links to the M5 and M6 motorways. The property briefly comprises: an enclosed porch, an entrance hallway, through-lounge and access to a conservatory and an extended kitchen providing access to a lean-to where a guest WC is located. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from a mature lawn, plants and shrubs with a garage providing additional storage space. Further benefits include central heating and double glazed where specified. This property is ideal for first-time buyers, families and investors alike. Viewings are strictly by appointment only.

- Semi-Detached
- Three Bedrooms
- Through-Lounge
- Conservatory
- Extended Kitchen
- Garage
- Double Glazed (ws)
- Central Heating
- EPC Rating C
- Council Tax Band C

Description

Approach
Accessed via an enclosed front garden bordered by low-level red brick walls with a paved pathway leads directly to the enclosed porch, with gated side access providing entry to the rear

Porch
1.426 (furthest point) x 1.781 (widest point) (4'8" (furthest point) x 5'10" (widest point))
Having tiled flooring, cupboard space providing gas and electric meter and consumer fuse board, single glazed obscure glass to the entry, UPVC double-glazed sliding door to the fore

Entrance Hallway
Having a fitted carpet, central heating radiator, under stair storage, smoke alarm, ceiling light point, doors leading thereof

Reception Room
8.259 (into bay) x 3.088 (widest point) (27'1" (into bay) x 10'1" (widest point))
Having a fitted carpet, two central heating radiators, gas fire with surrounds (not tested by agent), five-sided UPVC double-glazed window to the fore, a single-glazed window to the side elevation, UPVC double-glazed sliding doors leading to the conservatory, ceiling light point

Conservatory
3.597 x 2.347 (11'9" x 7'8")
Having a tiled flooring, central heating radiator, UPVC double-glazed windows to the side elevation and rear, UPVC double-glazed obscure window to the side elevation, UPVC part panelled door with double-glazed glass leading to the rear, ceiling light point

Kitchen
3.689 (furthest point) x 2.188 (12'1" (furthest point) x 7'2")
Having a lino flooring, single-glazed window to the side of elevation, central heating radiator, a selection of wall and base units with matching door fronts, worksurface, stainless steel bowel and half inset sink with mixer tap over and splash back wall tiles, gas hob with stainless steel extractor fan above, integrated gas oven, UPVC double-glazed windows to the rear, UPVC door with double-glazed obscure glass to the side elevation providing access to the lean-to

Lean-To
4.531 x 1.675 (widest point) (14'10" x 5'5" (widest point))
Having a tiled flooring, a selection of wall and base units with matching door fronts, glow worm boiler, single-glazed obscure glass window to the side elevation, consumer fuse board, UPVC door with double-glazed glass leading to the rear, UPVC door with double-glazed obscure glass leading to the fore, door leading to WC, ceiling light point

WC
1.405 x 0.793 (4'7" x 2'7")
Having a tiled flooring, close coupled WC, wash hand basin with hot and cold tap over with splash back wall tiles, ceiling light point

Stairs and Landing
Having a fitted carpet, wooden banister and supportive handrail, UPVC double-glazed obscure window to the side elevation, fire alarm, loft hatch access point, ceiling light point, doors leading thereof

Bedroom 1
4.150 (into bay) x 3.188 (widest point) (13'7" (into bay) x 10'5" (widest point))
Having a fitted carpet, central heating radiator, fitted wardrobe and vanity space, five-sided UPVC double-glazed window to the fore, ceiling light point

Bedroom 2
3.652 x 3.062 (11'11" x 10'0")
Having a fitted carpet, central heating radiator, fitted wardrobe and vanity space, UPVC double-glazed window to the rear, ceiling light point

Bedroom 3
2.109 x 1.710 (6'11" x 5'7")
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the fore, ceiling light point

Bathroom
2.269 (furthest point) x 1.673 (7'5" (furthest point) x 5'5")
Having vinyl flooring, central heating radiator, close coupled WC, wash hand basin with mixer tap over and splash back wall tiles with vanity space below, an enclosed shower cubicle with shower attachments, splash back wall tiles and a glazed door, UPVC double-glazed obscure window to the rear, ceiling light point

Garden
Having a slabbed patio leading onto a mature lawn with a selection of plants and shrubs bordered by timber framed fencing with a garage for vehicle rear access.

Garage
6.032 x 2.736 (19'9" x 8'11")
Having a concrete floor, metal "up and over" garage doors,

Material Information
Ask Agent





























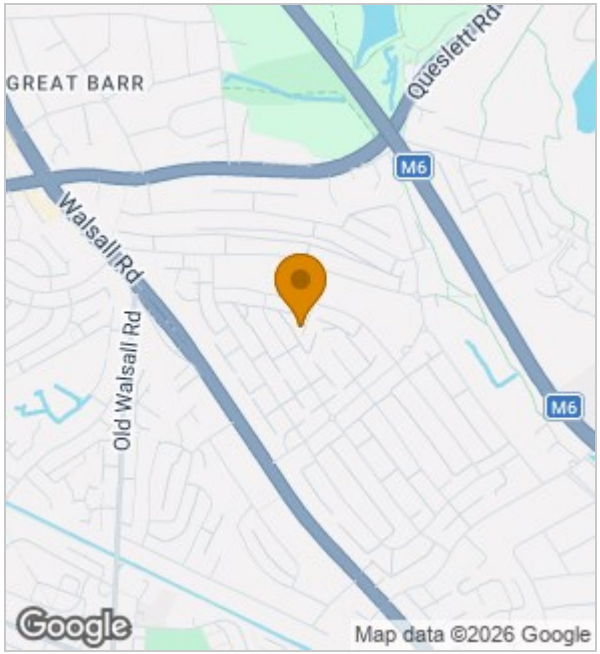




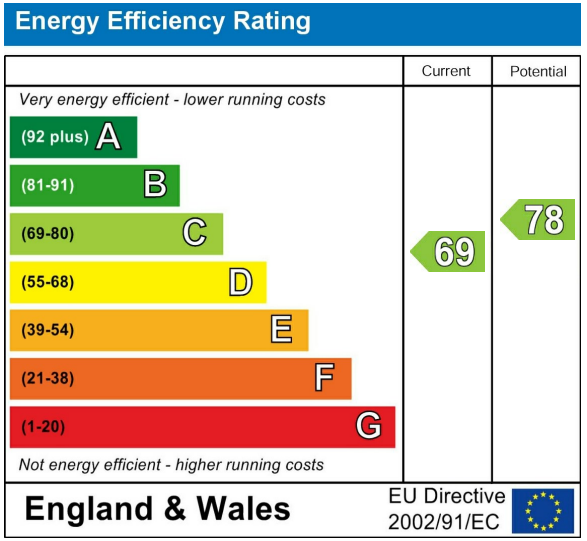


Floor Plans

Area Map



Energy Performance Graph



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Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

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£225,000

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