



Hillmorton Road, Four Oaks,
Sutton Coldfield, B74 4SH

Guide Price £270,000

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With NO UPWARD CHAIN and a private garage, this property is perfect for a fix and flip or simply to renovate and improve to make a lovely home. Approached via the low maintenance fore garden, the entrance hall gives way to the generous front lounge.

The kitchen provides access to the side and an inner hallway that leads to the main lounge. The inner hallway gives way to the bathroom with separate WC as well as the two bedrooms, whilst bedroom two has sliding patio doors to the conservatory that provides access to the rear garden. Bedroom three is another good size bedroom to the front elevation.

Outside to the rear the garden is low maintenance and mainly level whilst to the fore the front drive gives way to the side recessed garage.

The property lies within the catchment of a good choice of schooling for both primary and secondary age groups, walking distance of a local bus service, and the comprehensive amenities at Mulberry Walk in Mere Green. The nearest train station on foot is accessible via Butlers Lane, or by car there is a choice of Blake Street and Four Oaks Train Stations which all offer direct links into Birmingham & Lichfield City Centres.





Property Specification

FOR SALE BY MODERN METHOD OF ONLINE
AUCTION
BUY- IT- NOW OPTION AVAILABLE
BUYERS FEES APPLY

Living Room
11' 8" x 14' 5" (3.55m x 4.39m)

Kitchen
9' 0" x 8' 7" (2.74m x 2.61m)

Bedroom One
10' 4" x 13' 2" (3.15m x 4.01m)

Bedroom Two
10' 5" x 10' 0" (3.17m x 3.05m)

Bedroom Three
9' 0" x 9' 10" (2.74m x 2.99m)

Bathroom

WC

Conservatory
9' 3" x 6' 7" (2.82m x 2.01m)

Garage

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:

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

