



Hilliards Croft, Great Barr
Birmingham, B42 2ED

£225,000

Great Barr

£225,000



Paul Carr is delighted to bring to market this extended three bedroom end terraced property with a garage in a separate block set in this quiet cul-de-sac but still close to local schools, public transport, amenities and the road network.

The property is approached from a walk way from the parking and garage area and has a well established front garden having shrubs and pathway leading to the property. The enclosed porch leads you into the property and the hallway which has stairs leading off to the first floor. Doors radiate off the hallway to; front lounge with window to the front and a door leading you to the study/office with door leading to the garden and windows overlooking the garden, a further door leads to the downstairs shower room comprising enclosed shower cubicle, w.c. and sink unit set within vanity unit. Back off the hallway is the kitchen which comprises a good selection of base and wall units with work surfaces and inset one and half bowl sink unit, four burner gas hob with electric oven under there is space for further appliances. To complete the ground floor is the extended lounge/dining room being of an excellent size and offering windows and French doors out to the rear and further windows to the side.

To the first floor there are two double bedrooms and a good sized third bedroom along with the family bathroom which consists of a bath with electric shower over, wash hand basin and w.c.

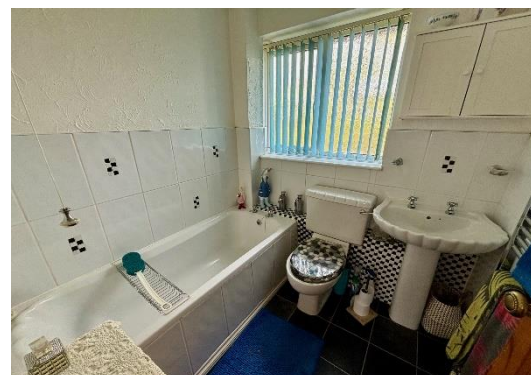
To the rear of the property is a mature garden with patio areas, with shrub and fence borders. The property benefits from a garage in a separate block.

Offered for sale with No Upward Chain and viewing is highly recommended to appreciate the property and potential on offer.



Property Specification

EXTENDED END TERRACED PROPERTY
CUL-DE-SAC LOCATION
THREE BEDROOMS
DOWNSTAIRS SHOWER ROOM & FIRST FLOOR BATHROOM
NO UPWARD CHAIN



Porch

Hall

4.25m (13'11") x 1.88m (6'2")

Lounge

2.82m (9'3") x 2.80m (9'2")

Study

3.00m (9'10") x 2.24m (7'4")

Shower Room

2.56m (8'5") x 1.29m (4'3")

Kitchen

4.30m (14'1") x 2.59m (8'6")

Lounge/Dining Room
6.65m (21'10") x 4.31m (14'2")

Bedroom 1

4.62m (15'2") x 2.59m (8'6")

Bedroom 2

3.92m (12'10") x 2.59m (8'6")

Bedroom 3

3.55m (11'8") x 1.97m (6'6")

Bathroom

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:

Viewer's Note:

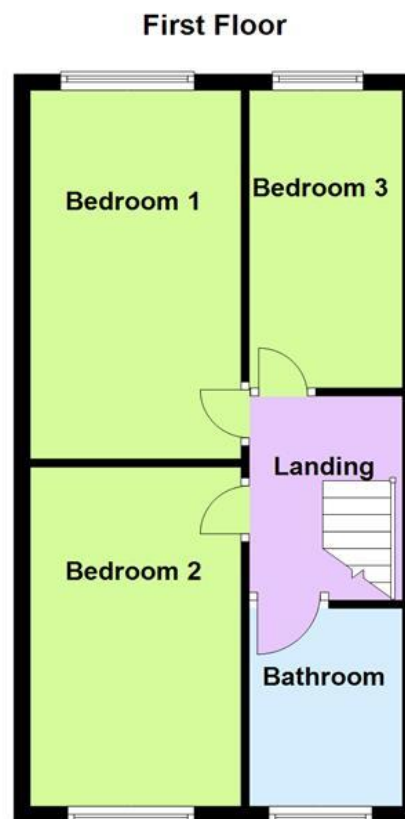
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Map Location

