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56 Hillingford Avenue, Birmingham, West Midlands. B43 7HN

Offers in excess of £250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SPACIOUS WELL PRESENTED FAMILY HOMERE-FITTED KITCHEN***RE-FITTED BATHROOM***THREE GOOD SIZE BEDROOMS***AMPLE LOUNGE/DINER***EXTENSIVE SOUTHERLY REAR GARDENS***GARAGE***DRIVEWAY TO FORE***GARAGE***MUCH SOUGHT AFTER LOCATION***NO UPWARD CHAIN*** A fantastic opportunity to purchase this spacious and very well presented semi detached family home.

Situated on the much sought after Pheasey estate in Great Barr within easy reach of popular primary and secondary schooling, amenities, motorway networks and transport links. Accommodation in brief comprises, entrance hallway, ample lounge/dining room, re-fitted kitchen, three good size bedrooms and stylish re-fitted bathroom. Outside is an extensive, private, well established garden, driveway to the fore and a garage. This property offers NO UPWARD CHAIN.

FEATURES

- WELL PRESENTED SPACIOUS SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- AMPLE LOUNGE/DINING ROOM
- MODERN RE-FITTED KITCHEN
- STYLISH RE-FITTED BATHROOM
- GUEST W.C.
- EXTENSIVE MATURE REAR GARDENS
- DRIVEWAY TO FORE
- GARAGE
- SOUGHT AFTER LOCATION



ROOM DESCRIPTIONS

Approach

Approached via a block paved driveway with storm porch and door giving access to the accommodation.

Entrance Hallway

Having stairs rising to the first floor, under stairs storage cupboard, meters cupboard and doors giving access to:-

Lounge/Dining Room

24' 02" x 11' 08" (7.37m x 3.56m)

Kitchen

12' 02" x 8' 09" (3.71m x 2.67m)

Guest W.C.

Landing

Loft access and doors giving access to all upstairs rooms.

Bedroom One

11' 07" x 8' 0" to be build in wardrobes (3.53m x 2.44m)

Bedroom Two

9' 04" x 9' 1" (2.84m x 2.77m)

Bedroom Three

8' 0" x 7' 0" (2.44m x 2.13m)

Bathroom

6' 03" x 5' 06" (1.91m x 1.68m)

Rear Garden

Having a patio area with the rest mainly laid to lawn with borders housing shrubs and flowers.

Garage

A single garage.

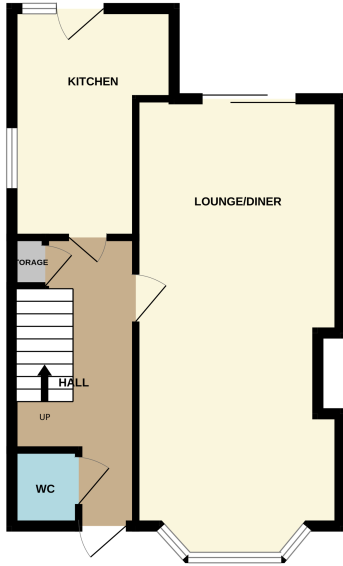




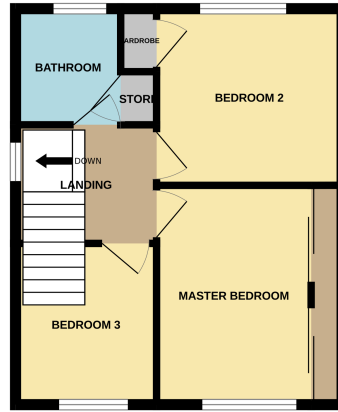


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



HILLINGFORD AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	