



GROUND FLOOR



48 HILLMORTON ROAD, SUTTON COLDFIELD, B74 4SG

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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**48 Hillmorton Road, Sutton
Coldfield, West Midlands, B74 4SG**

£400,000 Freehold Offers Over

Bill Tandy and Company are delighted in offering for sale this rare chance to purchase a detached bungalow located on the ever-popular Hillmorton Road. With the opportunity for extension and alteration to maximise on this already wonderful property, it is superbly located in a highly sought after setting and positioned off Clarence Road. One of the distinct features of the bungalow is its close proximity to a range of shops and railway station all found within walking distance. The property is offered with the benefit of no upward chain and early viewings are highly recommended. The accommodation comprises side entrance porch, 'L' shaped reception hall, superb sized lounge/dining room, modern kitchen and shower room and two bedrooms. There is a gravelled driveway providing parking for numerous vehicles, garage and feature gardens to front, side and rear all enclosed within a well screened mature tree, hedge and conifer perimeter.



SIDE PORCH

approached via a composite front entrance door and having double glazed windows to front and side, door to rear garden, flagstone flooring and a wooden internal door opens to:

'L' SHAPED RECEPTION HALL

having store cupboard, further cupboard housing the Worcester boiler, loft access, radiator and doors open to:

LOUNGE/DINING ROOM

4.86m x 3.41m (15' 11" x 11' 2") having UPVC double glazed window and French doors opening to the rear garden, radiator and feature fireplace with tiled hearth and inset, wooden surround with mantel above and housing a gas fire.

KITCHEN

3.37m x 2.41m (11' 1" x 7' 11") having UPVC double glazed window to rear, radiator, tiled flooring, base cupboards and drawers surmounted by round edge preparation work tops above, tiling surround, wall mounted cupboards, inset stainless steel sink with drainer, inset Neff double oven and four ring Neff electric hob with extractor fan above, integrated fridge/freezer, space ideal for washing machine and corner carousel unit.

BEDROOM ONE

4.08m x 3.41m (13' 5" x 11' 2") having UPVC double glazed bow window to front and radiator.

BEDROOM TWO

3.04m x 2.88m (10' 0" x 9' 5") having double glazed window to front and radiator.

SHOWER ROOM

1.92m x 1.68m (6' 4" x 5' 6") having a UPVC obscure double glazed window to side, chrome towel rail, suite comprising corner vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin headed shower over, tiled splashback surround and tiled floor.



OUTSIDE

One of the distinct features of the property is its superb sized plot having front, side and rear gardens. To the front and extending to the right hand side of the bungalow is a gravelled driveway providing parking for numerous vehicles and leads to the garage, and there is a gate leading to the rear garden. There is a shaped lawned foregarden with low level conifers and shrubs. To the rear is a superb sized garden which extends to the right hand side of the bungalow having gravelled patio entertaining space, shaped lawn beyond with an additional paved patio to the rear, space for shed and is well stocked with trees, shrubs and conifers providing screening.

GARAGE

approached via double entrance doors and having side courtesy door to the rear garden.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (-1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

