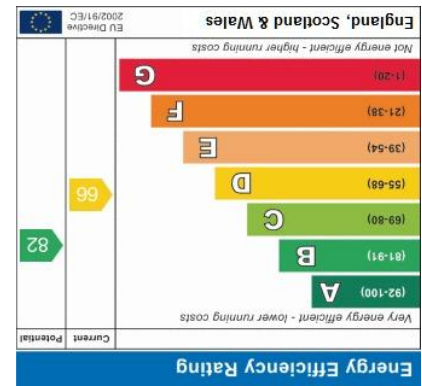


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE. THIS IS AN APPROXIMATE**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyer.



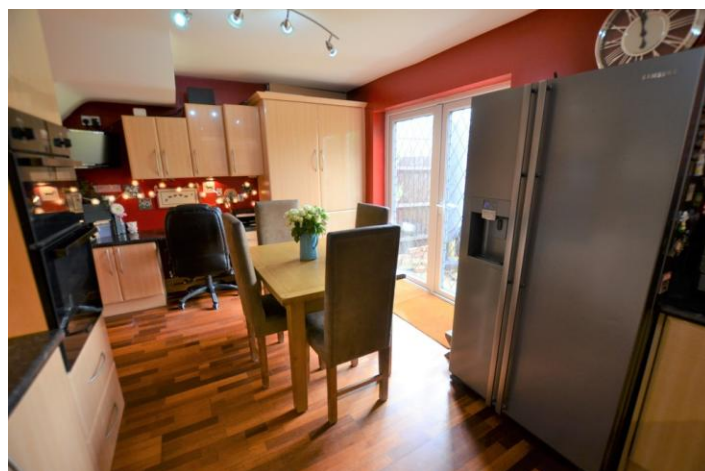
Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge
- Kitchen/Diner
- Three Good Size Bedrooms & Family Bathroom
- Well Maintained Rear Garden
- Ample Off Road Parking

Hillingford Avenue, Great Barr, B43 7JU

£229,950



## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

**PHEASEY, GREAT BARR** - This WELL-PRESENTED THREE BEDROOM PROPERTY is ideally situated in a popular residential area having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre & Sutton Coldfield. The accommodation benefits from gas central heating/double glazing (where specified) and briefly comprises of:- porch, hallway, lounge, kitchen/diner, THREE GOOD SIZE BEDROOMS, family bathroom, well maintained rear garden and ample off road parking to the front.

APPROACH having block paved drive with paved pathway to enclosed porch.

ENCLOSED PORCH having uPVC double glazed door with matching sides.

HALL having ceiling light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 14' 11" (max.) x 10' 9" (max.) (4.55m x 3.28m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

KITCHEN/DINER 10' 11" x 16' 8" (3.33m x 5.08m) having double glazed window to side elevation, ceiling light point, power points, a range of matching wall/base units with worktops over, inset sink with mixer tap over, ample space for a range of appliances and uPVC double glazed doors opening to rear garden.

FIRST FLOOR LANDING having ceiling light point and doors off to all rooms.

BEDROOM ONE 10' 4" x 10' 10" (max.) (3.15m x 3.3m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 13' 0" x 8' 7" (3.96m x 2.62m) having double glazed window to front elevation, ceiling light point, power points

and central heating radiator.

BEDROOM THREE 9' 6" x 7' 10" (2.9m x 2.39m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having opaque double glazed window to rear elevation, ceiling light point, a matching suite comprising of panelled bath, wash hand basin, low flush WC and heated towel rail.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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