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**22 Hillview Road
Rubery
Birmingham
B45 9HH**

**Offers Over £285,000
FREEHOLD**

**Semi-Detached
Three Bedrooms
Lounge
Kitchen/Diner
Conservatory
Bathroom
Good sized Garden
Summerhouse
Double Glazing & Central Heating**

Three Bedroom Family Home in sought after location, Close to all amenities, schools, Transport Links and near to Wasely Hills.

The accommodation briefly comprises, Entrance Hallway, Lounge, Kitchen/Diner, Conservatory, Three Bedrooms, Bathroom, Double Glazing & Central Heating, Good sized Garden, Summer House, Driveway. FREEHOLD.

*****VIEWING BY APPOINTMENT ONLY*****



Approached via a Tarmacadam Driveway leading to entrance. Double Glazed door leads into a welcoming Hallway with stairs off to first floor.

HALLWAY ENTRANCE

11'0" x 5'04" 3.35m x 1.62m

Gas Central Heating Radiator with cover, Double Glazed Window to side elevation, storage cupboard and understairs cupboard housing Combi Boiler. Doors off to.

LOUNGE

**9'04" x 12'03" into Bay
2.84m x 3.65m into Bay**

Double Glazed Bay Window to front elevation, Wooden Fire Surround with Marble effect hearth decorative log burner.

KITCHEN/DINER

16'04" x 11'10" 4.97m x 3.60m

Fitted Base wall and drawer units, Breakfast Bar, Stainless Steel Sink Unit with mixer tap over, Integrated Gas Hob/Electric Oven with Extractor

Fan over, space for fridge, fridge freezer, Dishwasher and washing machine. French doors into.

CONSERVATORY

13'01" x 12'09" 3.98m x 3.88m

Spacious Double-Glazed Conservatory with Gas Central Heating Radiator, French Doors lead out onto a decked Patio area overlooking garden.

BEDROOM ONE

**10'06" x 12'02" into Bay
3.20m x 3.70m into Bay**

Good sized double bedroom, Double Glazed Bay Window to front elevation, Gas Central Heating Radiator.

BEDROOM TWO

**11'10" x 8'06" to wardrobes
3.60m x 2.59m to wardrobes**

Double Bedroom with Fitted Wardrobes, Double Glazed window to rear elevation.

BEDROOM THREE

5'05" x 8'04" 1.65m x 2.54m

Single Bedroom, Double Glazed window to rear elevation, Gas Central Heating Radiator.

BATHROOM

5'04" x 5'10" 1.62m x 1.77m

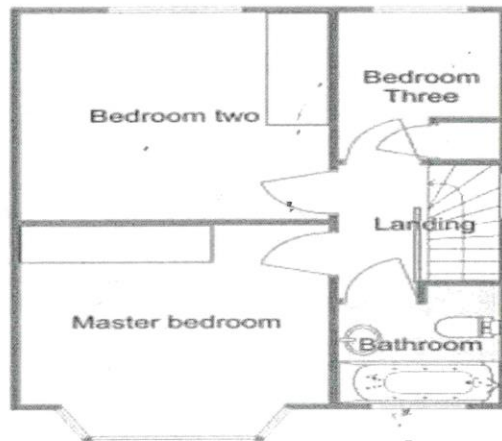
P-Shaped bath with curved shower screen With shower over, Double Glazed Window to front elevation, Low Level flush WC, Vanity Unit housing wash basin with mixer tap, Tiled splashback areas, Storage cupboard.

FREEHOLD

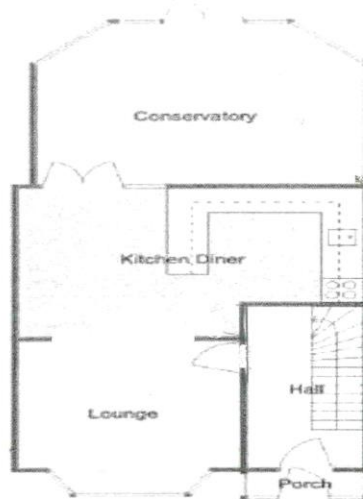
EPC RATING D

COUNCIL TAX B

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Ground Floor



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