



Connells

Hillcrest Road
Birmingham



Property Description

****INCREDIBLY EXCITING DEVELOPMENT POTENTIAL**** ****CORNER PLOT FAMILY HOME****

Connells Estate Agents are just delighted to offer for sale this truly beautiful and very spacious family home located in one of the most popular areas of Great Barr.

Hillcrest Road is an incredibly pleasant Crescent being enviably positioned close to a huge amount of amenities and transport links. Nearby we have such delights as Red House Park, Barr Beacon Nature Reserve and Great Barr Golf Club. Nearby schools of excellence such as the Q3 Academy and Barr Beacon School are nearby along with a host of terrific local shops, supermarkets, restaurants and the M6 junction 7.

The property itself really deserves to be seen to be fully appreciated due to the wonderful plot it sits on. The property briefly comprises of hallway, lounge, dining room-family room, kitchen, utility room, three bedrooms, family bathroom, a private rear garden, a large front garden with 2 x driveways and a detached garage.

****TREMENDOUS DEVELOPMENT OPPORTUNITY**** ****BEAUTIFUL TRADITIONAL THREE BED SEMI LOCATED JUST OFF PAGES LANE IN GREAT BARR****
****SURE TO BE VERY POPULAR CALL US TODAY TO REGISTER YOUR INTEREST****

Entrance Porch

Entrance Hall

Lounge

11' 9" x 15' 4" (3.58m x 4.67m)

Dining Room

11' 2" x 13' 3" (3.40m x 4.04m)

Kitchen

7' 5" x 9' 2" (2.26m x 2.79m)

Utility Room

8' x 9' 4" (2.44m x 2.84m)

Bedroom One

12' 3" x 15' 2" (3.73m x 4.62m)

Bedroom Two

10' x 12' 10" (3.05m x 3.91m)

Bedroom Three

7' 9" x 6' 4" (2.36m x 1.93m)

Family Bathroom

Private Rear Garden

Extra Large Frontage

2 X Driveways

Garage

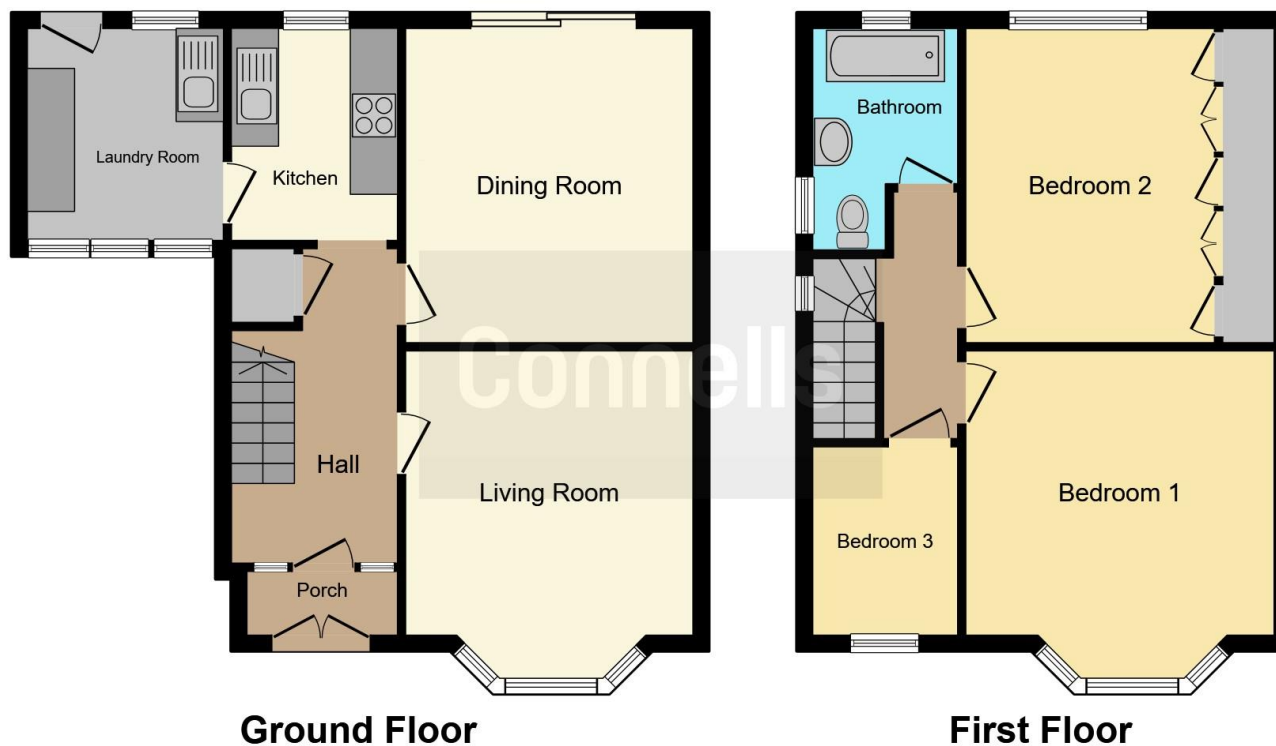
Stunning Home

Call Connells Today









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/GBR309536

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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