



Connells

Hillcrest Grove
Birmingham



Property Description

****HUGE POTENTIAL FRO DEVELOPMENT STPP** **NO CHAIN** **THREE BED SEMI IN A GREAT AREA****

****EXCEPTIONAL VALUE FOR MONEY, CALL CONNELLS TODAY****

This 1930's semi-detached property is located in a peaceful cul-de-sac meaning there is no through traffic. The property offers a variety of amenities from Kingstanding Leisure Centre, to a local parade of shops and an Aldi supermarket nearby. Purchasers with families have a wide choice of local schools and can enjoy the great outdoors in the form of Witton Lakes Park. The property itself briefly comprises of an entrance porch, entrance hall, two reception rooms, first floor landing, three good sized bedrooms, family bathroom, front and rear gardens, and a garage as well as a driveway providing off road parking for several vehicles.

Entrance Porchway

Entrance Hallway

Lounge

11' 6" x 13' 5" into bay (3.51m x 4.09m into bay)

Dining Room

10' 4" x 14' 6" (3.15m x 4.42m)

Kitchen

6' 5" x 10' 7" (1.96m x 3.23m)

First Floor Landing

Bedroom One

14' 4" max x 10' 5" max (4.37m max x 3.17m max)

Bedroom Two

11' 1" max x 13' 7" into bay (3.38m max x 4.14m into bay)

Bedroom Three

8' x 6' 5" (2.44m x 1.96m)

Family Bathroom

Driveway

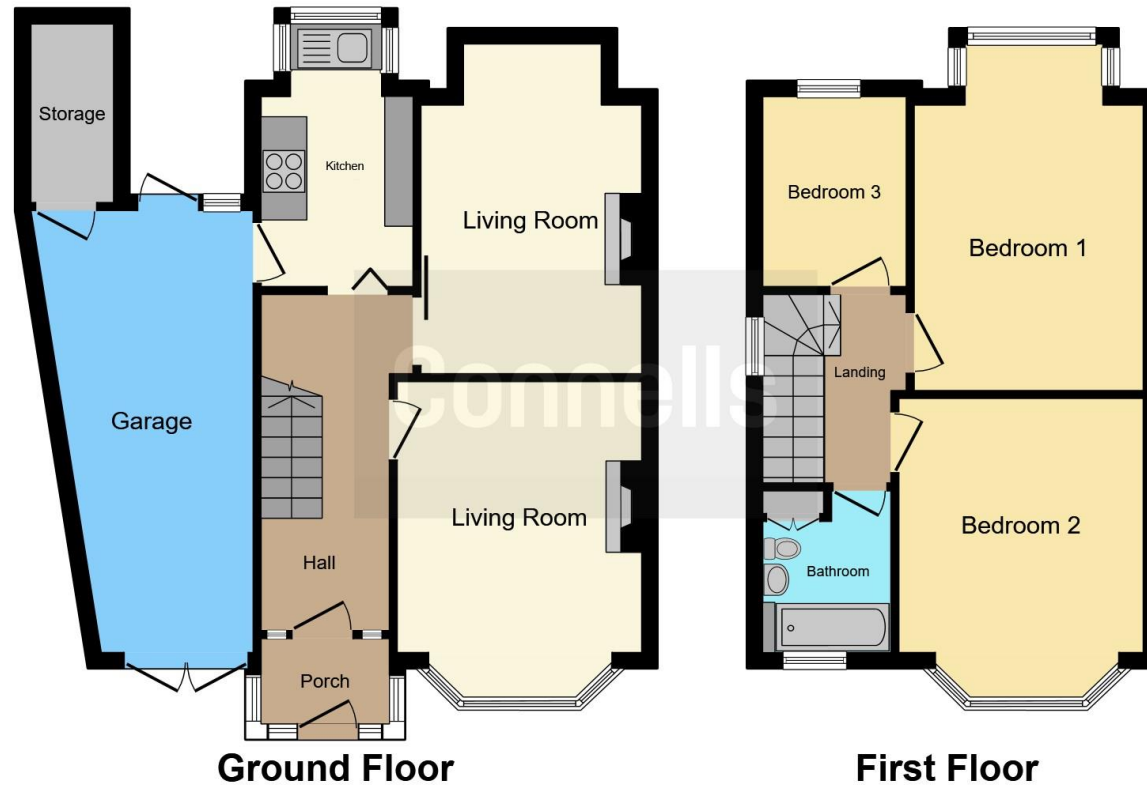
Garage

Large Rear Garden









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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/GBR311073



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.

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