



Not for marketing purposes INTERNAL USE ONLY

Hillcrest Road  
Birmingham

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Birmingham B43 6LU

for sale offers in the region of  
**£550,000**



### Property Description

**\*\*A TRULY EXCEPTIONAL AND WONDERFULLY REGAL RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF GREAT BARR\*\***  
**\*\*SEVEN BEDROOMS AND THE MOST INCREDIBLE REAR GARDEN\*\***

Connells are just thrilled to offer for sale this once in a lifetime home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering a huge, private and exciting rear garden.

The property itself briefly comprises of a; porch, hallway, lounge diner, kitchen diner, sitting area, laundry room, garage for storage, seven bedrooms, bathroom, driveway and a super sized rear garden, a genuine must see.

This particular property genuinely feels showhome and sits on a huge plot on the cul de sac giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have Red House Park, Barr Beacon Nature Reserve and Sutton Park. Great Barr Golf Club and Handsworth Golf Club are both nearby to enjoy. Birmingham City Centre, Walsall, West Bromwich and Sutton Coldfield are on the doorstep, Hamstead Train Station, M6 junction 7 and a host of travel links can be found close by.

**\*\*A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING A WEALTH OF ROOMS, SPACIOUS MODERN LIVING WITH A HUGE SQUARE FOOTAGE\*\*** **\*\*VIEWERS WILL**

NOT BE DISAPPOINTED\*\*

### Entrance Porchway

### Entrance Hallway

### Master Lounge

12' 3" x 19' 5" ( 3.73m x 5.92m )

### Kitchen With Dining Area

8' 4" x 18' 10" ( 2.54m x 5.74m )

### Sitting Area Off

9' 7" x 16' 4" ( 2.92m x 4.98m )

### Utility

8' 3" max x 9' 2" max ( 2.51m max x 2.79m max )

### First Floor Landing

### Bedroom One

8' 7" max x 15' 6" into bay ( 2.62m max x 4.72m into bay )

### Bedroom Two

13' 2" x 12' 2" ( 4.01m x 3.71m )

### Bedroom Three

11' 4" x 9' 6" max ( 3.45m x 2.90m max )

### Bedroom Four

12' 6" x 9' 7" ( 3.81m x 2.92m )

### Bedroom Five

6' 6" x 8' 2" ( 1.98m x 2.49m )

### Family Bathroom

### Second Floor Landing

### Bedroom Six

15' 5" x 12' 4" ( 4.70m x 3.76m )

**Bedroom Seven**

10' 4" x 12' 5" ( 3.15m x 3.78m )

**Driveway To Fore**

**Garage For Storage Only**

**Exceptional Rear Garden**

**Development Potential Stpp**

**An Absolute Must See Property**









**EPC Rating: C**

Tenure: Freehold

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Property Ref: GBR310599 - 0003