



Connells

Highcroft Villas
Erdington Birmingham

Highcroft Villas Erdington Birmingham B23 6GQ

for sale offers in the region of
£300,000



Property Description

An immaculate 2 double bedroom Grade II Listed Villa located on the popular and historical Highcroft Hall development set behind secure private gated entry. Offered with no upward chain. Having allocated parking space set behind secure gated entry. The property benefits from having its own private terrace/patio area off of the Lounge which opens onto communal awned gardens. Having hallway, open plan living dining and kitchen with built in appliances, 2 double bedrooms and bathroom with shower over the bath, The Villa has central heating and double glazing. Close to main road, rail and motorway transport links. Easy access to Birmingham Town Centre & Grand Central Station.

Entrance Door

Having door access into the reception hallway, having radiator to wall, double glazed window to the front, karndean flooring, doors off to the two bedrooms, the bathroom and the open plan living kitchen family room.

Living Kitchen Family Room

18' 10" max x 18' 8" includes the kitchen
(5.74m max x 5.69m includes the kitchen)

Lounge Dining Area

Having two double glazed feature sash windows to the front, two designer radiators to wall, ceiling lights and door with double glazed window giving access onto the private garden terrace.

Kitchen Area

Briefly comprising a modern fitted kitchen having fitted base units with granite effect work surfaces over and fitted matching wall units, sink and drainer units with mixer tap over, integrated electric oven, integrated electric hob and built-in cooker hood, telephone point, TV aerial point, karndean flooring, integrated dishwasher, integrated fridge and integrated freezer, single glazed sash window to the side and feature overhang seating breakfast bar area providing dining area and entertaining space.

Bedroom 1

13' 1" x 11' 10" (3.99m x 3.61m)

Having double glazed window, radiator to wall and TV aerial point.

Bedroom 2

13' 9" x 12' (4.19m x 3.66m)

Having double glazed window to the side, radiator to wall, TV aerial point.

Bathroom

Briefly comprising a three-piece white bathroom suite with panelled bath with a rainfall and handheld shower over, wash hand basin, low level flush W/C, extractor fan, frosted double glazed window to the side, part tiling to wall, tiled effect karndean flooring and radiator to wall.

Outside Front

Having pathway leading to the front of the property and having communal front gardens and shrub borders. Off of the lounge there is a private patio area that belongs to the property with hedges to side which opens out onto the communal gardens laid to lawn.

Allocated Parking

There is an allocated parking space to the property.

Private Garden Area

There is a private patio and lawned area directly accessible from the lounge. It is edged by a herbaceous hedge. It opens on to the communal gardens with garden laid to lawn.

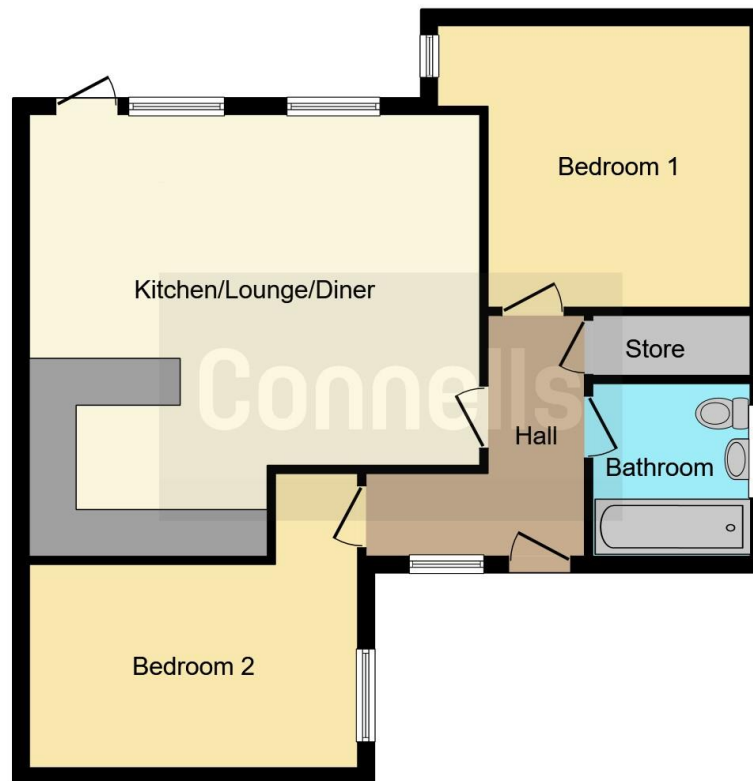
Communal Garden

The communal gardens have garden laid to lawn, various plants and shrubs.









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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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D

Council Tax
 Band: C

Service Charge:
 1962.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310672

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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