



Connells

Hillaries Road
Birmingham



Property Description

A well presented two double bedroom Victorian mid-terraced home set close to main rail, road and motorway transport links. Great commuting for Birmingham City Centre, Lichfield and Sutton Coldfield. The property has some retaining character features and comprises a entrance hallway. There is an excellent sized dual aspect lounge through dining room with lounge area and separate dining area. There is a refitted kitchen to the rear with access into a utility room. On the first floor landing there are two double bedrooms and a refitted family bathroom with a good sized garden to the rear.

Entrance Door

Having entrance door giving access into the reception hallway

Reception Hallway

Having door giving access into the lounge and into the kitchen. There is an internal single glazed door from the reception porch into the hall, Minton tiled floor, stairs to the first floor landing, decorative dado railing.

Lounge Through Dining Room Lounge Area

11' 1" maximum x 11' 4" plus the bay (3.38m maximum x 3.45m plus the bay)

Having double glazed walk-in window to the front, feature open fire facility with feature fire surround, tiled hearth and brick inset.

Radiator to wall, telephone point, TV aerial point, cupboard to wall housing the gas meter, coving to ceiling, decorative ceiling rose and cupboard to recess housing the electricity meter.

Dining Area

11' 10" maximum x 11' 11" (3.61m maximum x 3.63m)

Having radiator to wall, feature open fire place with feature wooden fire surround, tiled hearth and brick inset, coving to ceiling, decorative ceiling rose and double glazed French doors opening out into the rear garden.

Kitchen

11' 1" x 8' 1" (3.38m x 2.46m)

Briefly comprising a modern fitted kitchen, having fitted base units with wood block work surfaces over, fitted matching wall units, double glazed sash-style window to the side, ceramic sink and drainer unit with mixer tap over, cupboards under. Integrated dishwasher, integrated fridge, space for a gas range cooker. Door to useful under stairs storage cupboard providing excellent pantry space. Open access to utility room, wall mounted heated towel rail radiator, tiled flooring.

Utility Room

7' x 7' 6" (2.13m x 2.29m)

Having a base drawer unit, space and plumbing for a washing machine, work surface, radiator to wall, single glazed door leading out into the rear garden and single glazed door window to the side.

First Floor Landing

Having doors off to the two bedrooms and the family bathroom.

Bedroom One

14' 9" maximum x 11' 4" (4.50m maximum x 3.45m)

Having two double glazed windows to the front and radiator to wall.

Bedroom Two

9' x 11' 11" (2.74m x 3.63m)

Having double glazed sash-style window to the rear, telephone point and radiator to wall.

Family Bathroom

Having panelled bath with mixer tap over, low level flush WC, rainfall shower, wash hand basin, radiator to wall and double glazed window to the rear.

Outside Front

Having pathway leading to the front of the property, hedge to the front and buffer garden.

Rear Garden

Being a good sized rear garden. Having patio area, garden laid to lawn and various trees.









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 Council Tax
 Band: A

Tenure: Freehold

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Property Ref: SCO310801 - 0003