









## welcome to

# Hillcrest Road, Birmingham

\*\*\*FIRST FLOOR MAISONETTE\*\*\*TWO BEDROOMS\*\*\*LOUNGE\*\*\*KITCHEN\*\*\*BATHROOM\*\*\*GARAGE IN A SEPARATE BLOCK\*\*\*NO CHAIN\*\*\*

## **Approach**

Lawn with path leading to door into

#### **Entance Hall**

Stairs to the inner hallway, ceiling light point

## **Inner Hallway**

Ceiling light point, doors into

## Lounge

15' x 11' (4.57m x 3.35m) Double glazed window to the front, ceiling light point

#### Kitchen

8' 9" x 6' 11" ( 2.67m x 2.11m )

Double glazed window to the front, a range of wall and base units with roll top worksurface, stainless steel wink and drainer, electric hob, extractor and oven, ceiling light point and tiled walls.

#### **Bedroom One**

14' 10" x 9' 9" ( 4.52m x 2.97m ) Double glazed window to the rear, ceiling light point

## **Bedroom Two**

11' 7" x 7' 9" ( 3.53m x 2.36m )
Double glazed window to the rear, ceiling light point

#### **Bathroom**

Double glazed window to the side, bath with shower over, pedestal wash hand basin, low level wc, ceiling light point, tiled walls.

## Garage

In a separate block













## welcome to

# Hillcrest Road, Birmingham

- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- LOUNGE
- **KITCHEN**
- **BATHROOM**

#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 142 years from 20 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£150,000



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

shipways

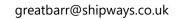
# view this property online shipways.co.uk/Property/GRB111109



Property Ref: GRB111109 - 0005 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 358 2281



905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN



