



**Hillcrest Road, Birmingham B43 6LU**

**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

### **Entrance 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 sink 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







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## 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](http://www.focalagent.com)

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Property Ref:  
GRB111109 - 0005

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