



Hightree Close, Birmingham B32 3QP

welcome to

Hightree Close, Birmingham

*** WELL-PRESENTED DETACHED PROPERTY *** THREE GOOD SIZED BEDROOMS *** LIVING ROOM *** FITTED KITCHEN WITH INTEGRAL APPLIANCES & DINER AREA *** DOOR TO CONSERVATORY *** LARGE FAMILY BATHROOM *** DRIVEWAY FOR 3 CARS *** SECURE GOOD SIZED REAR GARDEN *** GREAT LOCATION ***

Agent Note

This property is council tax band D. The property has an alarm system (quite new). The gas meter, electric meter (quite new), fuse box & boiler are located in the garage. The boiler is 16 years old and serviced annually via Serviceplan. Loft is partially boarded with a light but no ladder.

Entrance Hall

door to lounge

Lounge

18' 2" x 10' 8" (5.54m x 3.25m)

Double glazed front facing window, door to stairs, and door to kitchen/diner, central heating radiator, wall lights, modern fire surround with inset electric fire.

Kitchen/Diner

18' 5" x 8' 5" (5.61m x 2.57m)

Double glazed rear facing window, double doors to conservatory, integrated dishwasher, washing machine, and fridge freezer, range of wall and base units with drawers and quartz worktops over, gas hob with extractor over, oven & grill in tall housing unit, ceiling spotlights and main light.

Conservatory

9' 4" x 9' 1" (2.84m x 2.77m)

Double glazed side facing patio doors to garden, double glazed windows all around with blinds for privacy.

Landing

Double glazed side facing window, doors to 3 bedrooms and family bathroom.

Bedroom 1

11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed rear facing window, central heating radiator.

Bedroom 2

13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed front facing window, central heating radiator.

Bedroom 3

8' 6" x 8' 4" (2.59m x 2.54m)

Double glazed front facing window, central heating radiator.

Bathroom

8' 7" x 8' 2" (2.62m x 2.49m)

Double glazed rear facing window, heated towel rail, large glass shower cubical, vanity wash hand basin with storage beneath, low level flush w/c, separate bath with mixer taps, tiling to floor & walls.

Front Garden

Block paved driveway for up to 3 cars comfortably with dropped kerb & garage. Garage has downlighters over.

Back Garden

Southwest facing garden with Patio & Lawn area, & conservatory. Path up lawn to shed.





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welcome to

Hightree Close, Birmingham

- Detached.
- Driveway & garage.
- Conservatory.
- Kitchen/diner.
- 3 bedrooms.

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£350,000



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

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Property Ref:
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