



Hilton Avenue, Birmingham B28 0PE

welcome to

Hilton Avenue, Birmingham

A well presented and deceptively spacious three bedroom semi-detached, situated in the popular residential area of Hall Green. The home is placed within close proximity to local amenities, within the catchments for Chilcote Primary School with excellent Ofstead and nearby transport links.

Agent Note

The Council Tax Band is C.

Entrance Hall

Door to front and obscure single glazed window to front. Central heating radiator.

Lounge

12' 5" excluding bay x 11' 4" (3.78m excluding bay x 3.45m)

Double glazed bay window to front. Central heating radiator.

Reception Room Two

20' 6" plus door recess x 10' 5" (6.25m plus door recess x 3.17m)

Double glazed sliding door to rear. Two central heating radiators.

Kitchen

19' 5" plus door recess x 10' (5.92m plus door recess x 3.05m)

Double glazed window to rear. Obscure double glazed door to front and double glazed door to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven with gas hob). Space for free standing appliances (fridge-freezer & washing machine), breakfast bar and two central heating radiators.

Lobby

Obscure double glazed door to side. Tiling to splash prone areas.

Ground Floor Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and bath. Central heating radiator and tiling to splash prone areas.

Landing

Obscure double glazed window to side. Access to loft.

Bedroom One

16' into bay x 10' 7" (4.88m into bay x 3.23m)

Double glazed bay window to front. Central heating radiator.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Double glazed window to rear. Central heating radiator.

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to front. Central heating radiator and fitted wardrobe.

Bathroom

Obscure double glazed window to side. Low level toilet, wall mounted hand wash basin, bath and shower cubicle. Central heating radiator and tiling to splash prone areas.

Rear Garden

Patio with steps descending to laid lawn with tree. Rear gate access.

Garage

10' 7" x 16' 11" plus door recess (3.23m x 5.16m plus door recess)

Up-and-over door to front. Obscure double glazed door to side and two double glazed windows to rear.

Parking

Off road parking.





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Hilton Avenue, Birmingham

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR BATHROOM
- BATHROOM ON THE FIRST FLOOR

Tenure: Freehold EPC Rating: 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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