



Hillcrest Road,
Sutton Coldfield, B72 1EG

Offers in Excess of £500,000

This well presented, superbly extended three bed detached property offers an excellent level of accommodation set within close proximity of many desirable schools, shops and transport links.

With accommodation accessed via an enclosed porch and most generous hall, it briefly offers a well-proportioned lounge dining room, large conservatory entertainment room leading into an exceptional extended breakfast kitchen, utility, study/store room, fourth bedroom to ground floor (or home office) and a ground floor shower room.

To the first floor are three good size bedrooms together with a family bathroom offering a full white suite with panel bath and separate shower.

The gardens to the rear offer a tremendous entertainment space with a bright westerly aspect and are laid to lawn with patios to the extreme rear boundary and the rear elevation.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



LAUGH out loud
follow your HEART
ENJOY the little things

Room Measurements

Lounge 5.31m (17'5") x 3.18m (10'5")

Dining Room 2.65m (8'8") x 2.19m (7'2")

Conservatory Garden Room 5.20m (17'1") x 4.25m (13'11")

Breakfast Kitchen 5.94m (19'6") x 3.55m (11'8")

Utility 2.72m (8'11") x 1.06m (3'6")

Store 1.55m (5'1") x 1.53m (5')

Shower Room 2.55m (8'5") x 1.06m (3'6")

Bedroom 4/Study 4.04m (13'3") x 3.55m (11'8")

Bedroom 1 5.31m (17'5") x 2.45m (8') max

Bedroom 2 3.66m (12') x 2.72m (8'11")

Bedroom 3 2.49m (8'2") x 2.36m (7'9")

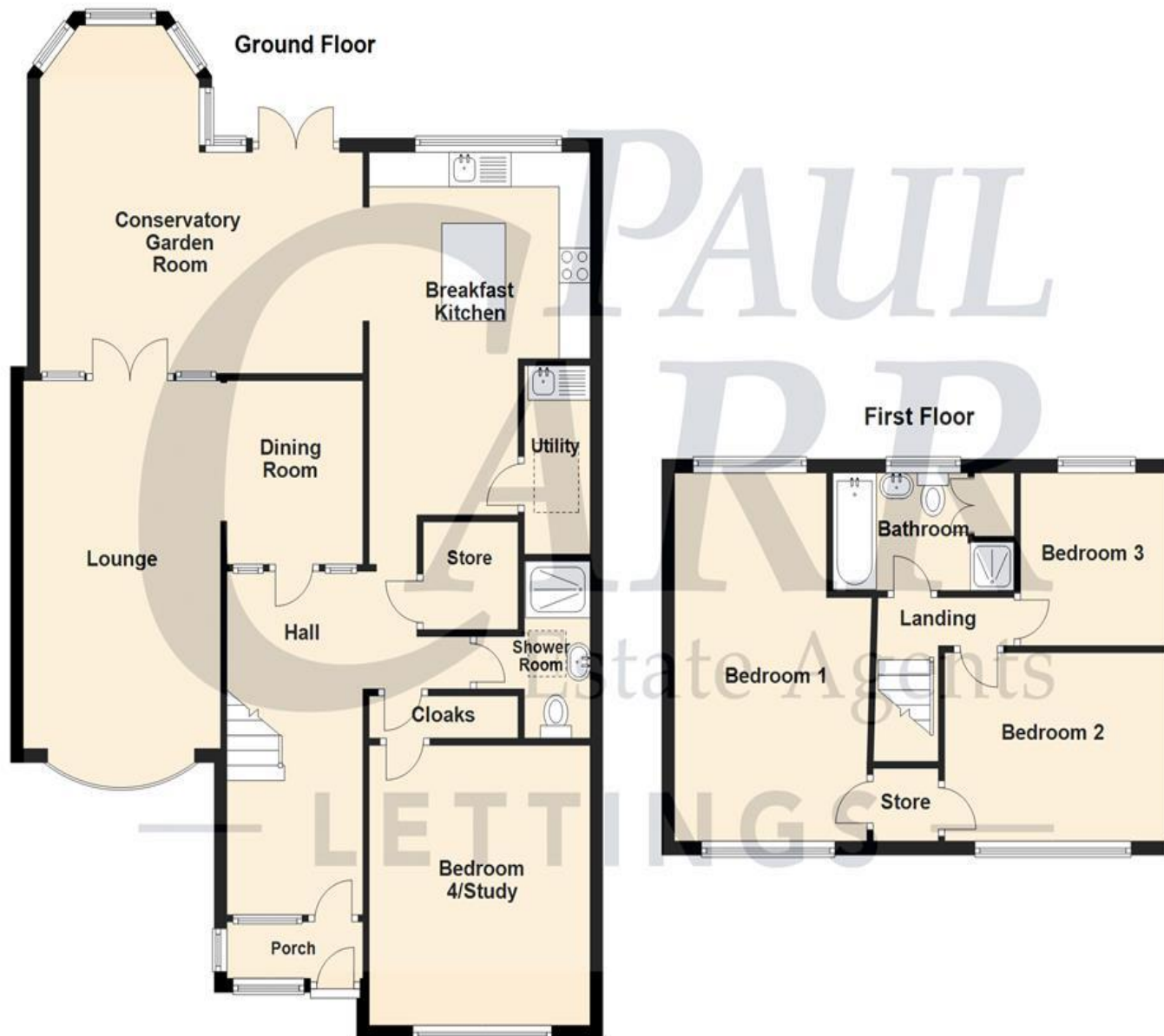
Bathroom 3.05m (10') x 1.70m (5'7")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 19th June 2025