



Hill Top Close, Great Barr
Birmingham, B44 8JJ

Offers Over £325,000

Great Barr

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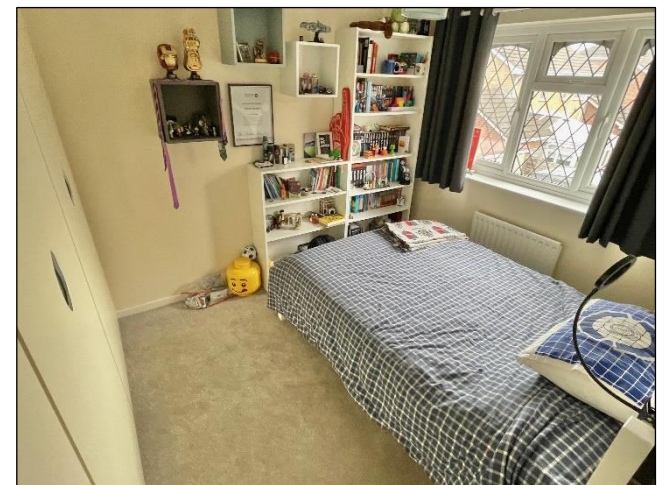
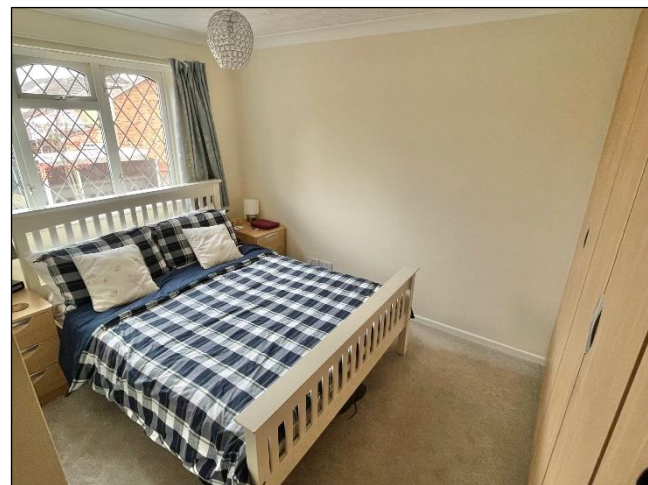


A substantially extended four bedroom semi detached, situated on this highly popular development with a lovely conservatory and a useful office area.

Set in this delightful cul de sac, the property has an extensive block paved driveway and is accessed via an entrance hall with stairs off and a useful downstairs WC with a corner wash basin and a window to the front. The spacious lounge / dining room has a bow window to the front, feature fireplace, door to the kitchen whilst patio doors lead to the conservatory which has windows and double doors to the garden. The modern fitted kitchen has a range of units with a built in oven and hob, integrated fridge, freezer and dishwasher, window to the rear, large storage cupboard and an opening leads to the good size utility with some fitted units, wall mounted boiler, door to the garage and a window and door lead out to the garden.

On the first floor there are four bedrooms, the master is a double with a window to the rear, fitted wardrobes to one wall whilst the second bedroom is also a double with a window to the front and fitted wardrobes to one wall. The third bedroom will also take a double bed and has a window to the front and there is a useful office / dressing area with a window to the rear whilst the fourth bedroom has a window to the front and an over stairs storage platform. The modern bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden is mainly lawned, there is a block paved patio area and this double glazed and centrally home must be viewed.





Property Specification

FOUR BEDROOMS
SEMI DETACHED
SUBSTANTIALLY EXTENDED
CONSERVATORY
UTILITY ROOM

Lounge
8.26m (27'1") into bay x 4.03m (13'3") max

Kitchen
2.95m (9'8") x 2.50m (8'2")

Utility
2.25m (7'5") x 2.21m (7'3")

Conservatory
3.00m (9'10") max x 2.96m (9'9") max

Bedroom 1
3.76m (12'4") max x 3.05m (10') max

Bedroom 2
3.45m (11'4") max x 3.05m (10') max

Bedroom 3
3.80m (12'5") x 2.27m (7'5")

Bedroom 4
2.39m (7'10") x 2.15m (7'1")

Bathroom
2.22m (7'3") x 1.84m (6')

Office
2.23m (7'4") max x 1.98m (6'6")

Garage
4.98m (16'4") x 2.28m (7'6")

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:

Viewer's Note:

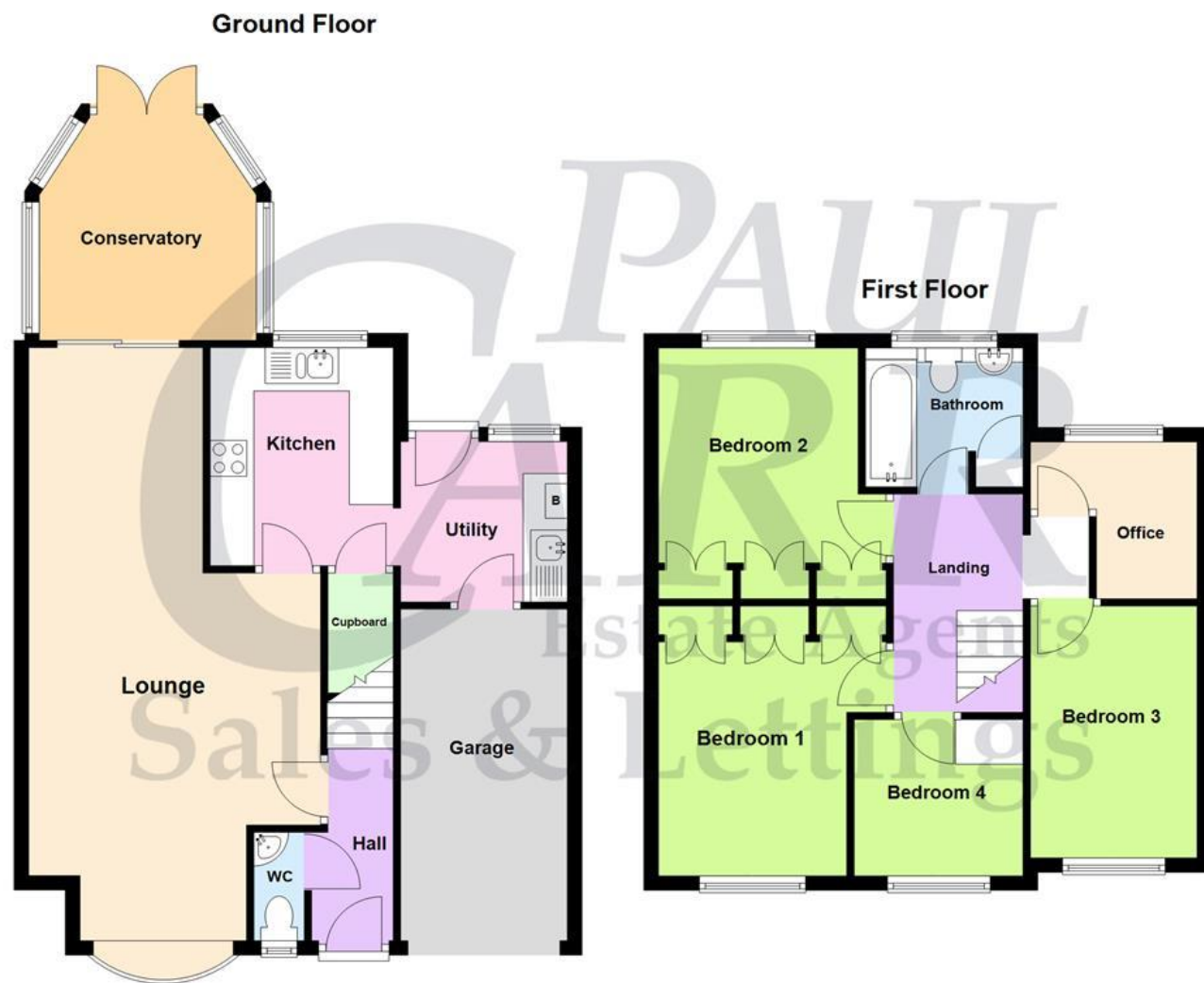
Services connected: Gas Electric Water Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

