



Hillingford Avenue, Great Barr
Birmingham, B43 7HL

£240,000

Great Barr

£240,000



Welcome to Hillingford Avenue, a great opportunity to purchase an extended semi detached home on the popular Pheasey estate in Great Barr offering some excellent potential and a blank canvass for any new owners.

Approached via your own private driveway flanked by an adjacent front lawn and leading up to a secure porch entrance. Internally the hallway features a useful cloak cupboard, stairs to the first floor and doors radiating off to all downstairs rooms. The front through lounge features a bay window and a dual aspect to the rear of the property with sliding patio doors out to the garden. Travelling through to the kitchen you will be pleasantly surprised by the extended space on offer featuring under stairs pantry and a generous selection of wall and base cabinets with one and a half bowl sink and drainer, electric hob and oven, space for other appliances and a side door to the garden.

On the first floor the landing leads to the three bedrooms two good size doubles and a smaller but reasonable size third bedroom.

The family bathroom completes the internal accommodation and features a mainly tiled suite with panelled bath and shower over, W.C., hand wash basin and useful airing cupboard.

Externally is a great size rear garden with patio and lawn, fencing to the perimeters and a storage garage.

To the side of the house is further space to potentially extend the home further subject to planning approval.

The home comes to market with no upward chain and internal inspection is highly recommended.





Property Specification

EXTENDED SEMI DETACHED
THREE BEDROOMS
DUAL ASPECT LOUNGE
EXTENDED KITCHEN
GOOD SIZE GARDEN

Porch

Entrance Hallway
13' 1" x 5' 11" (4m x 1.8m)

Extended Kitchen
20' 8" x 9' 6" (6.3m x 2.9m)

Dual Aspect Lounge
23' 11" x 11' 2" (7.3m x 3.4m)

Bedroom One
12' 2" x 9' 10" (3.7m x 3m)

Bedroom Two
10' 2" x 9' 10" (3.1m x 3m)

Bedroom Three
9' 2" x 7' 7" (2.8m x 2.3m)

Family Bathroom
6' 11" x 5' 7" (2.1m x 1.7m)

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:

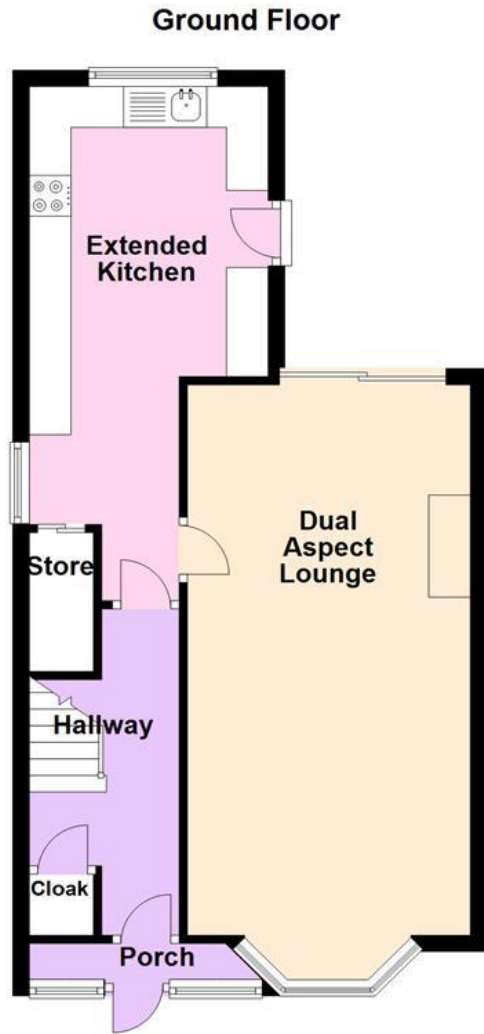
Services connected: mains electricity, gas, water and drainage

Council tax band: C

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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

