



Hillingford Avenue, Great Barr  
Birmingham, B43 7JX

Offers in Excess of £416,500



Paul Carr Estate Agents are delighted to be presenting to market this amazing opportunity to purchase a SIX bedroom semi-detached home. Since purchase this home has been transformed to a vastly extended residence, ideally situated on the popular Pheasey Estate which gives convenient access for all local amenities and schools for all groups.

Modernised to a contemporary design throughout, this spacious property offers ideal family accommodation. The home benefits from a large, gravelled driveway with a welcoming porch and inviting hallway. An impressive lounge is on the immediate right which is a good size room offering a bay window and tiled flooring. The kitchen and diner is on the left of the hallway, this impressive open plan space offers a modern fitted kitchen with central cooking island, comprehensive range of base and wall units with stainless steel sink unit and drainer with space for all integrated appliances. To the side of the kitchen there is a downstairs W.C and useful utility area. The end of the hallway gives access to the rear lounge which has wooden laminate flooring, electric fireplace, and patio doors out to the garden.

The first floor accommodation benefits from FIVE bedrooms, four DOUBLE bedrooms and one single, a modern shower room with a walk-in enclosure, hand wash basin and storage and the main family bathroom with large soaking bath, vertical heated towel rail, floating hand wash unit with inset storage and low-level W.C, finished off with a lovely grey tiling and white units.

The upper floor has been converted and offers a fully boarded double sized room used as a SIXTH bedroom and has eaves storage all around.

Externally, there is a low maintenance patio garden, featuring beautiful high quality porcelain tiles, lovely colourful flower and plant arrangements, space for outside table and chairs, storage shed at the rear and fencing to the perimeter. Viewing is highly recommended to appreciate this large family home.

**Tenure:** We can confirm the property is Freehold.

**Council Tax Band:** We can confirm the Council Tax Band is C payable to Walsall Council.

**Services Connected:** mains electricity, gas, water and drainage.

**Viewings:** Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)





Porch 2' 6" x 7' 7" (0.76m x 2.3m)

Hallway 13' 5" x 7' 7" (4.1m x 2.3m)

Lounge 13' 5" x 15' 1" (4.1m x 4.6m)

Living Room 10' 10" x 17' 9" (3.3m x 5.4m)

Dining Room 13' 9" x 13' 5" (4.2m x 4.1m)

Kitchen 26' 5" x 15' 9" (8.04m x 4.8m)

#### *First Floor*

Bedroom One 13' 9" x 13' 1" (4.2m x 4.0m)

Bedroom Two 13' 1" x 12' 2" (4.0m x 3.7m)

Bedroom Three 11' 2" x 12' 2" (3.4m x 3.7m)

Bedroom Four 15' 5" x 10' 6" (4.7m x 3.2m)

Bedroom Five 7' 10" x 8' 10" (2.4m x 2.7m)

Shower Room 5' 11" x 7' 3" (1.8m x 2.2m)

Bathroom 15' 5" x 6' 3" (4.7m x 1.9m)

#### *Second Floor*

Bedroom Six 10' 10" x 12' 10" (3.3m x 3.9m)









# Floor Plan

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

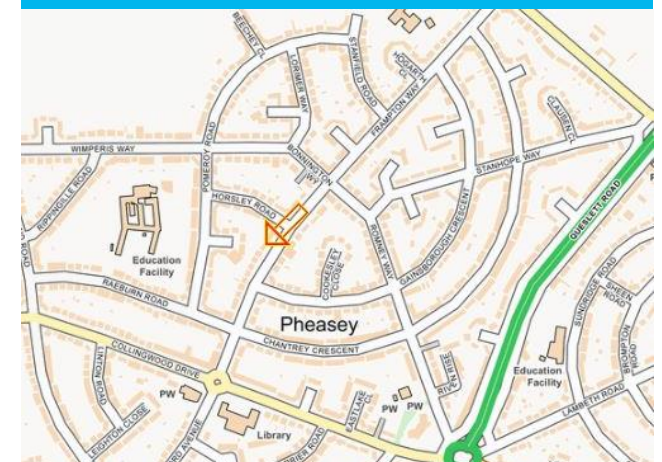


## Energy Performance Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

## 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: