

- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * SEPARATE UTILITY / GARAGE
- * FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LARGE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * NO UPWARD CHAIN



Hill Crest Grove, Kingstanding B44 8QJ - Offers in excess of £230,000

Acres are delighted to offer for sale this traditional styled property with scope for extension (STPP) & no upward chain! Ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall, front reception room along with additional second reception room with fitted kitchen and separate utility and side garage. To the first floor are three bedrooms and a family bathroom. Outside is a driveway allowing off road parking also giving access to garage front and to the rear is a fantastic sized garden with patio to fore leading to lawn with fenced borders. This property should be viewed to be fully appreciated both location, size and potential! Hurry before you're too late! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking and side garage with steps leading into;

PORCH: 6'6 x 3'2: Double glazed window and door with door into;

HALLWAY: 14'7 / 5'6max x 2'8min: Stairs to first floor, radiator and doors into;

FRONT RECEPTION: 13'8 / 11'6max x 10'3min: A great size living area with fire surround and fire, radiator and double glazed bay window to front.

REAR RECEPTION: 14'6(into bay) x 11'5min / 10'4max x 9'2min: A further good size living space with fire, radiator and double glazed window and door out to rear.

KITCHEN: 10'3 x 6'6: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator and door into;

SEPARATE UTILITY/GARAGE: 19'1 / 9'7max x 6'10min: A great space with space and plumbing for washing machine and fridge freezer, sink, window and door to rear. *(please check the suitability of this garage for your own vehicle)*

LANDING: 7'1 x 2'10: Double glazed window to side and doors into;

BEDROOM ONE: 13'8(into bay) x 10'7min / 10'11max x 9'8min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 14'5(into bay) x 11'5min / 10'4max x 9'2min: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 7'9 x 6'6: Double glazed window to rear and radiator.

BATHROOM: 5'11 x 5'4: White suite with panelled bath, wash hand basin, close couple W.C., tiling to part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A great size garden with patio area and large lawn with hedging to borders.

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.

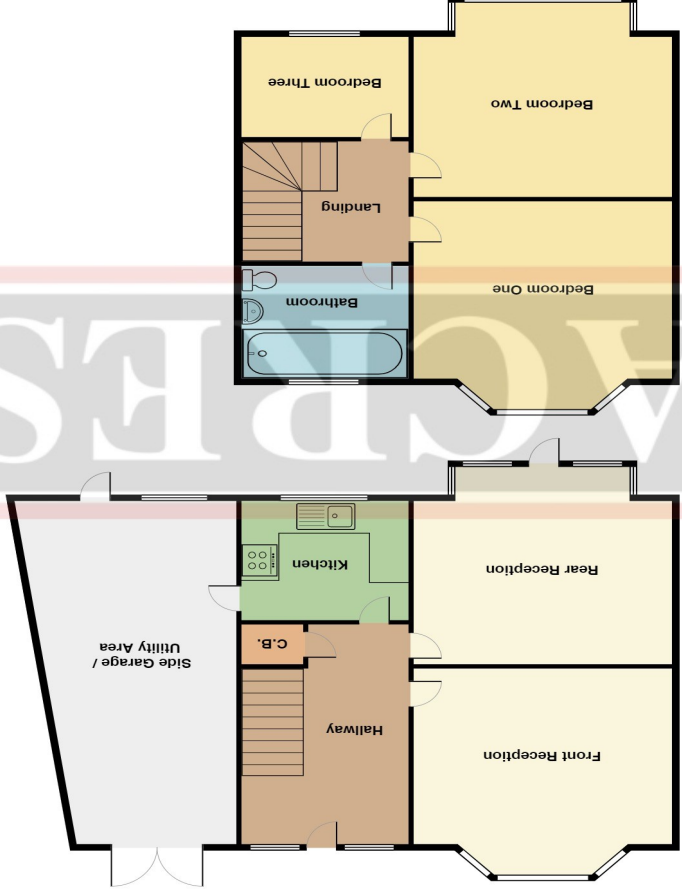


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



16 HILL CREST GROVE, KINGSTANDING B44 8QJ

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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

