

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED DETACHED HOME
- * THREE BEDROOMS
- * THROUGH LOUNGE/DINER
- * FAMILY ROOM/GROUNDFLOOR BEDROOM
- * SUN ROOM
- * FITTED KITCHEN AND UTILITY AREA
- * GROUND FLOOR SHOWER ROOM AND SEPARATE W.C
- * FIRST FLOOR BATHROOM
- * GENEROUS DRIVEWAY
- * GOOD SIZED REAR GARDEN



16 Hillcrest Avenue, Birmingham, B43 6LX - Offers in the region of £350,000

It is a privilege to offer for sale this spacious detached family home that offers generous accommodation with plenty of potential for further extension (subject to planning permission) Being in close proximity to schooling, public transport links and shopping at the The Scott Arms, the property benefits from double glazing and gas central heating (both where specified). The property offers; enclosed porch, entrance hall, through lounge/diner, fitted kitchen with access into separate utility area, family room/ground floor bedroom, sun room, ground floor w.c and a ground floor shower room. To the first floor are three bedrooms along with a family bathroom. Outside to the fore is a good sized driveway affording ample off road parking and to the rear is a generous lawned garden with patio to fore leading to lawn. Immediate viewing of this great family home is essential in order to avoid genuine disappointment. Council Tax Band—E, EPC Rating—C, Freehold.

Accessed from the fore via driveway offering ample off road parking, leading to;

PORCH: Double glazed windows and door with door into;

HALLWAY: Stairs to first floor, doorway to kitchen, radiator and door into;

THROUGH LOUNGE/DINER: 24'10 max x 11'2 max 10'5 min : A great size living area with three radiators, double glazed bay window to front, walkthrough to kitchen area, door to family room and double glazed patio doors into;

SUN ROOM: 8'6 X 9'11: Having double glazed windows to rear and side and double glazed patio doors to side.

FAMILY ROOM/FOURTH BEDROOM: 7'8 max 7'1 min x 15'0 max: Having double glazed windows to rear and side, radiator and door to;

SHOWER ROOM: Having suite comprising shower cubicle, low flush w.c and pedestal wash hand basin and double glazed window to the front.

FITTED KITCHEN: 9'2 max x 12'7 max: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback and door to.

SIDE PASSAGEWAY: With door to front, frosted double glazed door to side and walkthrough to;

UTILITY AREA: With plumbing for appliance, frosted double glazed window to the side and door to;

W.C: With low flush w.c and double glazed window to the rear.

LANDING: Doors into;

BEDROOM ONE: 14'11 max into bay x 10'3 into wardrobes A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 10'8 x 12'6 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'1 x 8'1 : Double glazed window to front and radiator.

BATHROOM: Fitted suite with corner panelled bath, walk in shower cubicle, wash hand basin, close couple W.C, tiling to walls, heated towel rail and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing 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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Hillcrest Avenue, Great Barr, B43 6LX



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HILLCREST AVENUE