



33 Hillcrest Avenue,
Offers In Region Of £130,000

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Top of the hill, top of the home.

Hillcrest Avenue isn't just a name, it's a little pocket of calm in a well-connected part of Great Barr. And number 33 isn't just another maisonette. Sitting at the top of the building, this home gives you that bit of elevation we all crave: light, privacy, peace, and a sense that you're in your own world without being miles from everything.

Step inside and breathe out.

A private entrance with its own porch is your first welcome. No communal hallways here.

The lounge and dining space stretch across the front of the property—open-plan but with a natural divide that makes it easy to zone the space how you want. There's a comfy sofa and a telly night corner at one end, and a dining table spot that catches the light at the other. It's homely but fresh—ready to move into, but with just enough blank canvas if you're itching to add your own stamp.

A proper kitchen.

So many apartments skimp on kitchen space but not this one. There's a full run of units, room to cook properly (not just microwave), and a window that opens out over the front. You can make a Sunday roast in here just as easily as a morning coffee and a slice of toast before work. The layout works. Simple, stylish, and practical.

Two proper bedrooms.

Bedroom one is the kind of size you rarely find in flats. A big double, with space for wardrobes and drawers, and still room to breathe. Bedroom two isn't just a token box-room it's a versatile second space that could be a guest room, an office, a nursery, or even a dressing room if you're feeling fancy. And both are finished in soft, neutral tones so they'll go with anything.

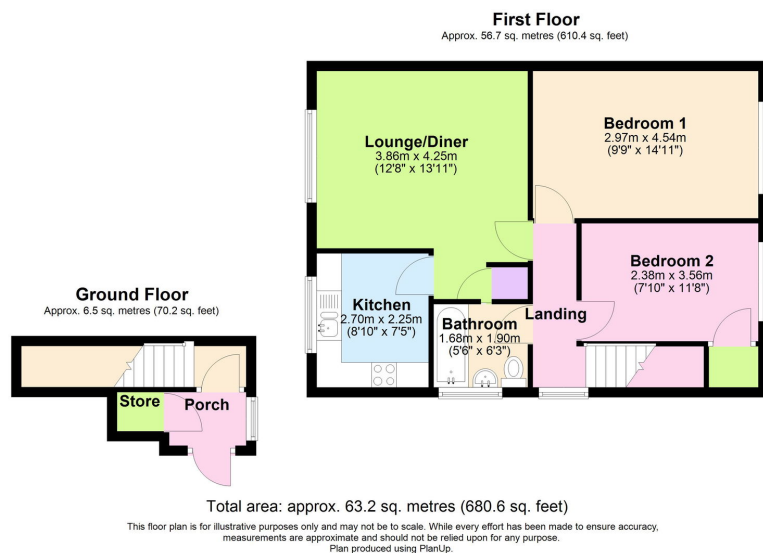
And then there's the garden.

Yes, your own private garden. Not shared, not overlooked, and not





- Top-floor tranquillity – elevated position = extra privacy and light
- Spacious open-plan living – great for relaxing or entertaining
- Generous master bedroom – no compromising on space here
- Stylish modern kitchen – a proper space to cook and enjoy
- Low outgoings – no service charge and £125 annual ground rent
- Private rear garden – a true rarity for an upper maisonette
- Well-presented throughout – ready to move straight in
- Second bedroom with flexibility – office, nursery, guest space—your choice
- Own entrance and porch – no shared stairwells or corridors
- Good lease to 2114 – approx. 89 years left, giving long-term security



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		