



melvyn
Danes
ESTATE AGENTS

Hillaire Close
Kings Norton
Offers Around £325,000

Description

An ideal location for this extended and well presented semi detached house offering generous accommodation in this convenient and quiet cul de sac location in Kings Norton.

There are well regarded local primary and secondary schooling nearby. Education facilities are subject to confirmation from the Education Department.

Local shops can be found nearby with bus routes to Kings Heath, Kings Norton and Birmingham City centre.

Just a short drive down the A435 Alcester Road is junction 3 of the M42 forming the hub of the Midlands motorway network.

There are railway stations close by in Kings Norton, Wythall and Yardley Wood offering commuter services between Birmingham and Stratford upon Avon.

Set back from the road via a tarmacadam driveway, a part glazed composite front door opens into the porch with door into the hallway/study area, previously the garage, with doors into the large lounge diner and extended modern kitchen diner.

On the first floor landing there are three generous bedrooms, modern bathroom and storage cupboard.

The rear garden has a paved patio to lawn area with fencing to boundaries and gated side access.



Accommodation

PORCH

HALLWAY/STUDY

19'5 x 7'7 (5.92m x 2.31m)

LOUNGE DINER

22'4 x 11'1 max (6.81m x 3.38m max)

EXTENDED KITCHEN DINER

17'2 x 8'5 (5.23m x 2.57m)

LANDING

BEDROOM 1

11'5 x 9'9 (3.48m x 2.97m)

BEDROOM 2

9'10 x 8'11 (3.00m x 2.72m)

BEDROOM 3

8'7 x 8'3 (2.62m x 2.51m)

MODERN BATHROOM

REAR GARDEN

FRONT DRIVEWAY



TENURE: We are advised that the property is freehold.

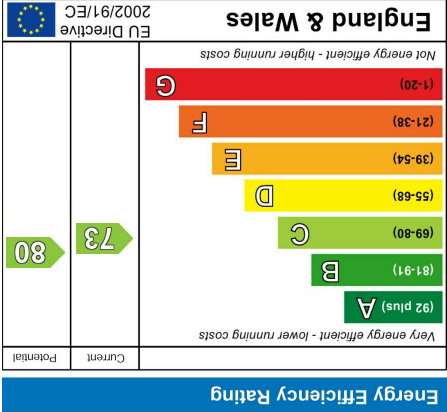
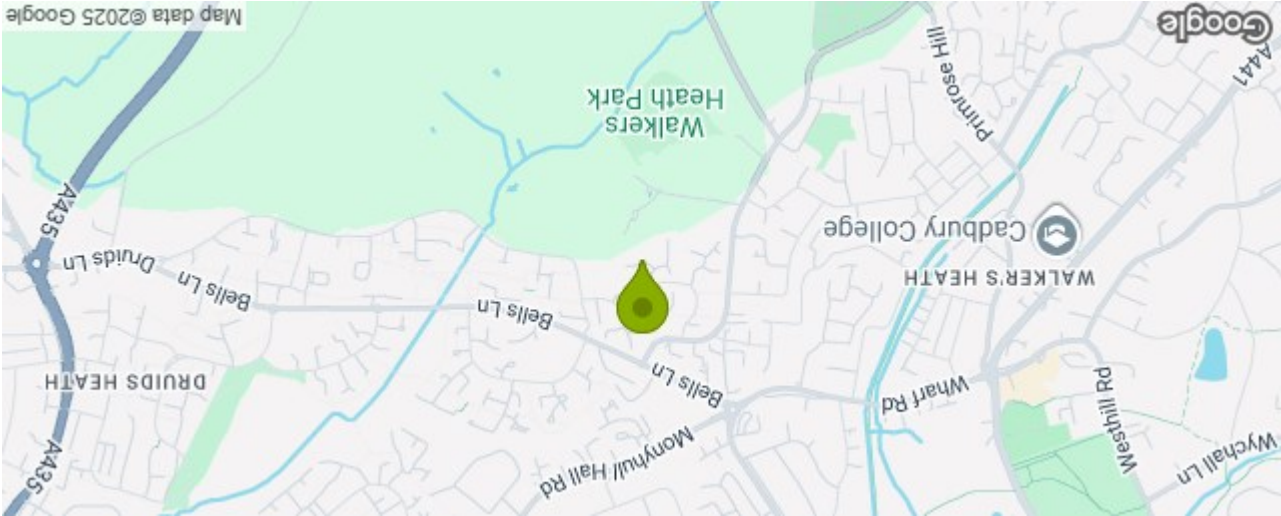
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 15/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 15/10/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



12 Hillaire Close Kings Norton Birmingham B38 0AX
Council Tax Band: C

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