



Hilltop Drive, Birmingham





Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached property, situated in a popular area of Hodge Hill, Birmingham (B36).

The property will be sold with no upward chain, offering plenty of space throughout and is located near many local shops and amenities.

Given its' locality, the property falls within a great catchment area for local schools and has easy transport links to the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres.

The property briefly consists of an entrance porch, hallway, kitchen, through lounge, private rear garden and a family bathroom with separate WC.

Upon arrival you will also discover off-road parking by way of a private driveway and integral garage. Additional benefits include double glazing (where specified) and gas central heating throughout.

Viewings are definitely recommended to appreciate the space and accommodation available.

Entrance Porch

Double glazed window to front and side elevations and vinyl flooring.

Entrance Hallway

Central heating radiator, laminate flooring, storage cupboard and stairs to first floor accommodation.

Lounge

11' 8" max into door recess x 20' 8" max into chimney recess (3.56m max into door recess x 6.30m max into chimney recess)

Double glazed bay window and sliding patio doors to rear elevation, two central heating radiators and laminate flooring.

Kitchen

8' 3" x 8' 9" (2.51m x 2.67m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, vinyl flooring, central heating radiator and tiling to splash prone areas.



Landing

Loft access via hatch, cupboard housing central heating boiler and carpet.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bedroom Two

13' 1" x 10' 1" max into recess (3.99m x 3.07m max into recess)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

8' 10" x 10' 6" (2.69m x 3.20m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to side elevation, wash hand basin, bath with shower over, heated towel rail and tiled flooring.

Seperate W.C

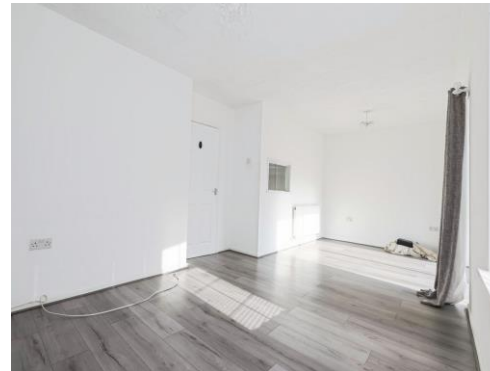
Double glazed window to side elevation, W.C and wash hand basin.

Front Garden

Driveway providing off road parking, lawned area and patio area.

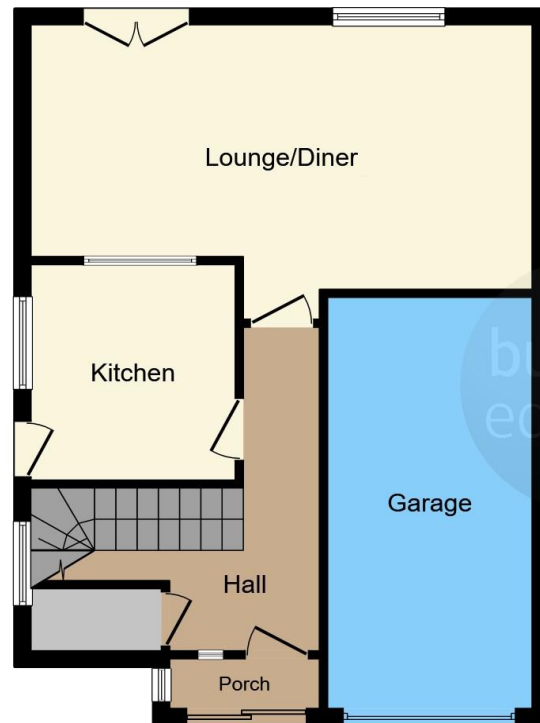
Rear Garden

Lawned area, patio area, storage shed and gated side access.

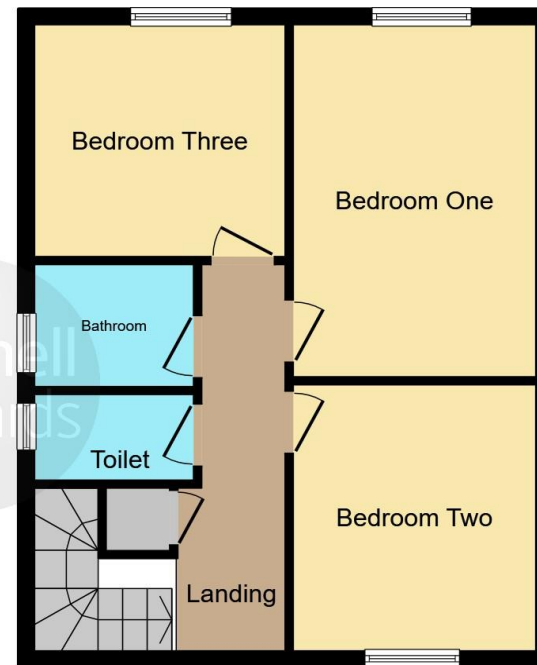








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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