





Sir Hiltons Road, Kings Norton, Birmingham, B31 3NW

£250,000

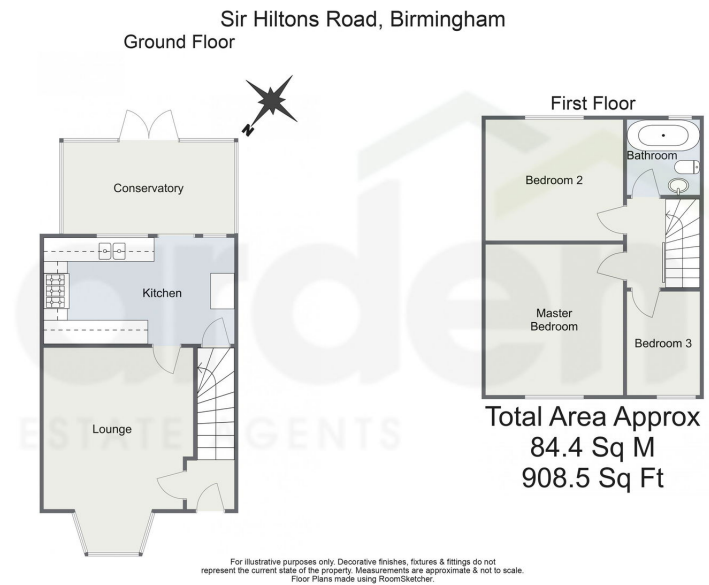
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- Three Bedrooms
- Spacious Lounge
- Modern Kitchen
- Conservatory
- Contemporary Family Bathroom
- Rear Garden
- Block Paved Driveway for Off Road Parking
- Entrance Hall
- Shared Alley
- Close to Amenities







Welcome to this well-presented three-bedroom terraced home, ideally located in the sought-after area of Kings Norton, Birmingham. This property boasts a spacious lounge, a functional kitchen, a bright and airy conservatory, a modern family bathroom, and a generous rear garden.

Energy performance certificate (EPC)		
12A Sir Hiltons Road BIRMINGHAM B11 2BW	Energy rating	Valid until: 14 April 2025
	D	Certificate number 0370-2180-2380-8851
Property type	Mid-terrace house	
Total floor area	83 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions</a>		

<https://find-energy-use-efficiency-service.gov.uk/energy-certificates/0370-2180-2380-8851/160452125> 160452125, 12.24 Page 1 of 8

For more information on this house or to arrange a viewing please call the office on:

**0121 453 4349**

Alternatively, you can scan the QR to view all of the details of this property online.



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