



Hilliards Croft, Great Barr
Birmingham, B42 2ED

£230,000

Great Barr

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**WELL-PRESENTED THREE-BEDROOM HOME |
SPACIOUS REAR LOUNGE | FITTED KITCHEN WITH
DINING SPACE | LOW-MAINTENANCE REAR GARDEN |
GARAGE & ADDITIONAL PARKING**

Situated in the ever-popular Perry Beeches area of Great Barr, B42, on Hilliards Croft, this well-presented three-bedroom home offers generously proportioned accommodation, making it an excellent choice for families, first-time buyers and those seeking a home with versatile living space.

The property features a welcoming entrance hallway leading through to a spacious rear lounge, providing an excellent setting for relaxing and entertaining, with the added benefit of views and access towards the rear garden. The well-fitted kitchen offers an excellent range of units and work surfaces, together with space for a dining table, creating a practical and sociable everyday living area.

Upstairs, the property offers three good-sized bedrooms, providing comfortable accommodation for family members, guests or those requiring a home office. A contemporary-style shower room completes the internal accommodation. Outside, the rear garden has been thoughtfully arranged to offer an attractive yet low-maintenance outdoor space, with paved seating areas, a lawn and established planting, ideal for enjoying the warmer months without extensive upkeep. A further advantage is the separate garage, offering useful storage or secure parking, with additional parking available directly in front, subject to access and any applicable restrictions.

Located within the popular Perry Beeches area of Great Barr, the property is well placed for local amenities, schools, transport links and everyday conveniences, making it a superb opportunity for buyers looking to settle in an established residential neighbourhood.

Early viewing is highly recommended to appreciate the space, presentation and practicality this appealing home has to offer.





Property Specification

THREE GOOD-SIZED BEDROOMS
SPACIOUS REAR LOUNGE
WELL-FITTED KITCHEN WITH DINING SPACE
LOW-MAINTENANCE REAR GARDEN
GARAGE & ADDITIONAL PARKING

Porch

Hallway

14' 9" x 5' 11" (4.5m x 1.8m)

15' 1" x 15' 1" (4.6m x 4.6m)

Kitchen

14' 5" x 8' 6" (4.4m x 2.6m)

First Floor Landing

7' 10" x 5' 11" (2.4m x 1.8m)

Bedroom Two

13' 9" x 8' 10" (4.2m x 2.7m)

Family Shower Room

6' 7" x 5' 11" (2m x 1.8m)

Bedroom One

15' 9" x 8' 10" (4.8m x 2.7m)

Bedroom Three

12' 6" x 5' 11" (3.8m x 1.8m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Freehold

Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating



Map Location

