



Hillingford Avenue, Great Barr  
Birmingham, B43 7JX

Offers Over £200,000

# Great Barr

Offers Over £200,000



*Situated on the ever popular Hillingford Avenue in Great Barr, this well presented three-bedroom end of terrace home offers generous living space, a private driveway, and excellent connectivity to local schools, amenities, and transport links-making it an ideal purchase for families and first-time buyers alike.*

Approached via a private driveway, the property benefits from a convenient side entrance and opens into a welcoming lounge, rich in character with a focal fireplace and charming wooden beams that add warmth and personality to the space. A second reception room provides additional versatility, perfect as a family room or dining area, with seamless access through to both the kitchen and conservatory. The recently fitted kitchen is well-appointed for modern-day living, offering ample storage and workspace. To the rear, the conservatory creates a bright and airy setting, enhanced by double French doors that open onto the patio—ideal for entertaining or relaxing during warmer months.

The rear garden has been thoughtfully maintained, featuring a patio area ready for outdoor furniture, a well-kept lawn, and a garden shed for additional storage.

Upstairs, the property offers three well proportioned bedrooms, including a spacious master double bedroom. The family bathroom comprises a bathtub, wash basin, and W.C, presenting an excellent opportunity for a new owner to modernise and add value.

Offered to the market with no onward chain, this property represents a fantastic opportunity to acquire a home with both character and potential in a highly convenient location.

This Property is Being sold by Paul Carr **Secure Sale**. **Secure Sale** is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of **£6,995** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





## Property Specification

BEING SOLD BY PAULCARR SECURE SALE  
(BUY IT NOW Option Available) - Reservation Fee Applies  
END TERRACE  
PRIVATE DRIVEWAY  
TWO LIVING ROOMS  
CONSERVATORY  
CHAIN FREE

Entrance Hall 1.78m (5'10") x 0.91m (3')

Living Room 4.24m (13'11") x 3.22m (10'7")

Kitchen Area 2.41m (7'11") x 1.66m (5'5")

Living Room 3.44m (11'3") x 2.43m (8')

Conservatory 13' 8" x 7' 10" (4.17m x 2.38m)

Bedroom 1 4.17m (13'8") x 3.24m (10'8")

Bedroom 2 2.59m (8'6") x 1.95m (6'5")

Bedroom 3 2.68m (8'10") x 2.15m (7'1")

Bathroom 2.51m (8'3") max x 1.61m (5'3")

### 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:

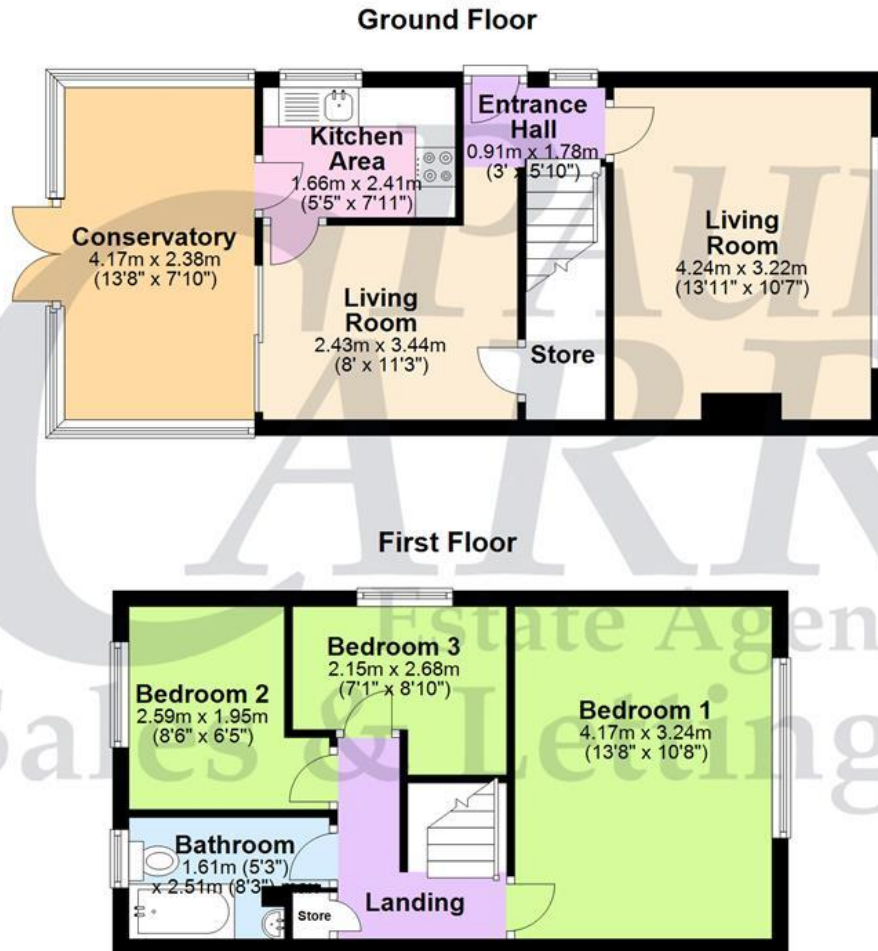
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 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

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

