PAUL CARR Estate Agents Sales & Lettings

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Hillingford Avenue, Great Barr
Birmingham, B43 7LA

Offers in Excess of £230,000

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Situated on the ever-popular Pheasey Estate, this three-bedroom semi-detached property on Hillingford Avenue presents an excellent opportunity for buyers seeking a well-located home with scope to modernise and add value.

The property is set back behind a front garden, offering a pleasant approach, with a shared side driveway leading to a recessed garage, providing secure off-road parking and useful storage.

Internally, the accommodation is dated yet well maintained throughout, making it ideal for purchasers who want a solid home they can update to their own taste over time.

The ground floor comprises a welcoming entrance hallway, a well-proportioned lounge, and a fitted kitchen with views over the rear garden.

Upstairs, there are three bedrooms and a family bathroom, offering practical living space suitable for families, first-time buyers, or investors alike.

To the rear, the property benefits from an average-sized garden, providing outdoor space for relaxation, entertaining, or future landscaping improvements.

Hillingford Avenue is well positioned for access to a range of local amenities, well-regarded schools, and excellent transport links, making it a convenient location for commuters and families.

Overall, this is a fantastic opportunity to acquire a three-bedroom semi-detached home in a well connected and established area, with clear potential to enhance and add long-term value.

Property Specification

SEMI-DETACHED
NO UPWARD CHAIN
POPULAR RESIDENTIAL LOCATION
PHEASEY ESTATE
MODERNISATION OPPORTUNITY

Porch 2.28m (7'6") x 0.50m (1'8")

Hall 2.69m (8'10") x 2.00m (6'7")

Living Room 4.45m (14'7") x 3.14m (10'4") max

Dining Room 2.73m (8'11") x 2.41m (7'11")

Kitchen Area 3.53m (11'7") max x 2.60m (8'6")

Bathroom 1.95m (6'5") x 1.82m (6')

Bedroom 1 3.39m (11'1") x 2.59m (8'6")

Bedroom 2 3.36m (11') x 2.87m (9'5")

Bedroom 3 2.89m (9'6") max x 2.30m (7'7")

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.

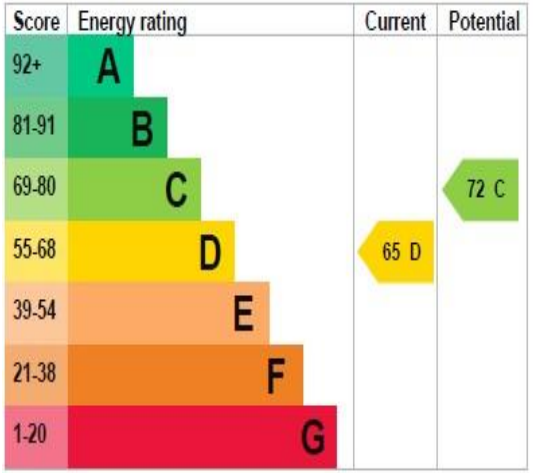
Viewer's Note:

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

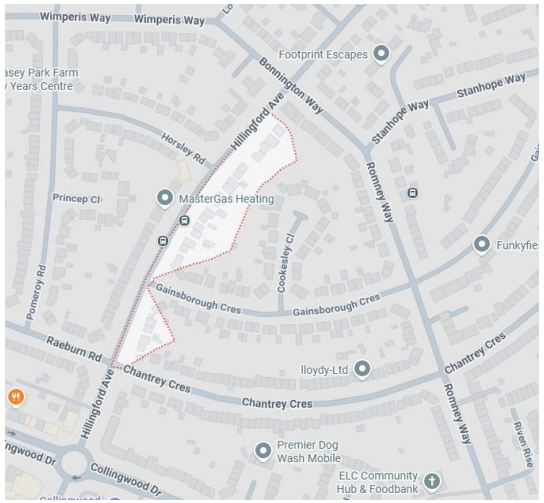
Floor Plan

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

Energy Efficiency Rating



Map Location



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