



Hillingford Avenue, Great Barr
Birmingham, B43 7HP

Offers Over £230,000

Great Barr

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Nestled in a popular residential area of Great Barr, this attractive and generously proportioned mid-terrace home offers an excellent opportunity for families and first-time buyers alike.

Ideally positioned close to a range of local amenities, reputable schools, and transport connections, the property combines convenience with comfortable family living.

To the front, a spacious double-width driveway provides ample off-road parking. An enclosed entrance porch leads into a welcoming hallway, setting the tone for the well-presented accommodation throughout. The ground floor features a bright and spacious through lounge and dining area, creating an ideal space for relaxing and entertaining.

Beyond this, a conservatory offers additional living space with pleasant views over the rear garden. The modern fitted kitchen is both stylish and functional, catering perfectly to everyday family life. The first floor comprises three generously sized bedrooms, all maintained to a high standard, along with a contemporary family bathroom accessed from a spacious landing.

Outside, the property benefits from a substantial rear garden, complete with a patio area for outdoor seating and dining, a neatly maintained lawn.

Presented in excellent condition throughout, this delightful home is ready to move into and offers everything needed for modern family living.

Further benefits include approximately 930 years remaining on the lease and a low annual ground rent of just £9.

Early viewing is strongly advised to fully appreciate all that this fantastic property has to offer.





Property Specification

PRIVATE DRIVEWAY
THREE BEDROOMS
POPULAR PHEASEY ESTATE
SEPARATE DINING ROOM
REAR CONSERVATORY

Porch 2' 9" x 6' 7" (0.83m x 2.01m)

Hallway 12' 7" x 5' 5" (3.84m x 1.66m)

Living Room 15' 3" x 9' 11" (4.65m x 3.01m)

Kitchen 10' 3" x 5' 6" (3.12m x 1.68m)

Dining Room 11' 1" x 9' 10" (3.37m x 2.99m)

Conservatory 9' 7" x 11' 5" (2.92m x 3.49m)

Bedroom 1 13' 3" x 11' 7" (4.04m x 3.54m)

Bedroom 2 10' 5" x 11' 0" (3.17m x 3.35m)

Bedroom 3 10' 2" x 8' 0" (3.10m x 2.45m)

Bathroom 6' 6" x 5' 6" (1.97m x 1.67m)

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Leasehold - approx. 930 years remaining
Ground Rent: £9 per annum

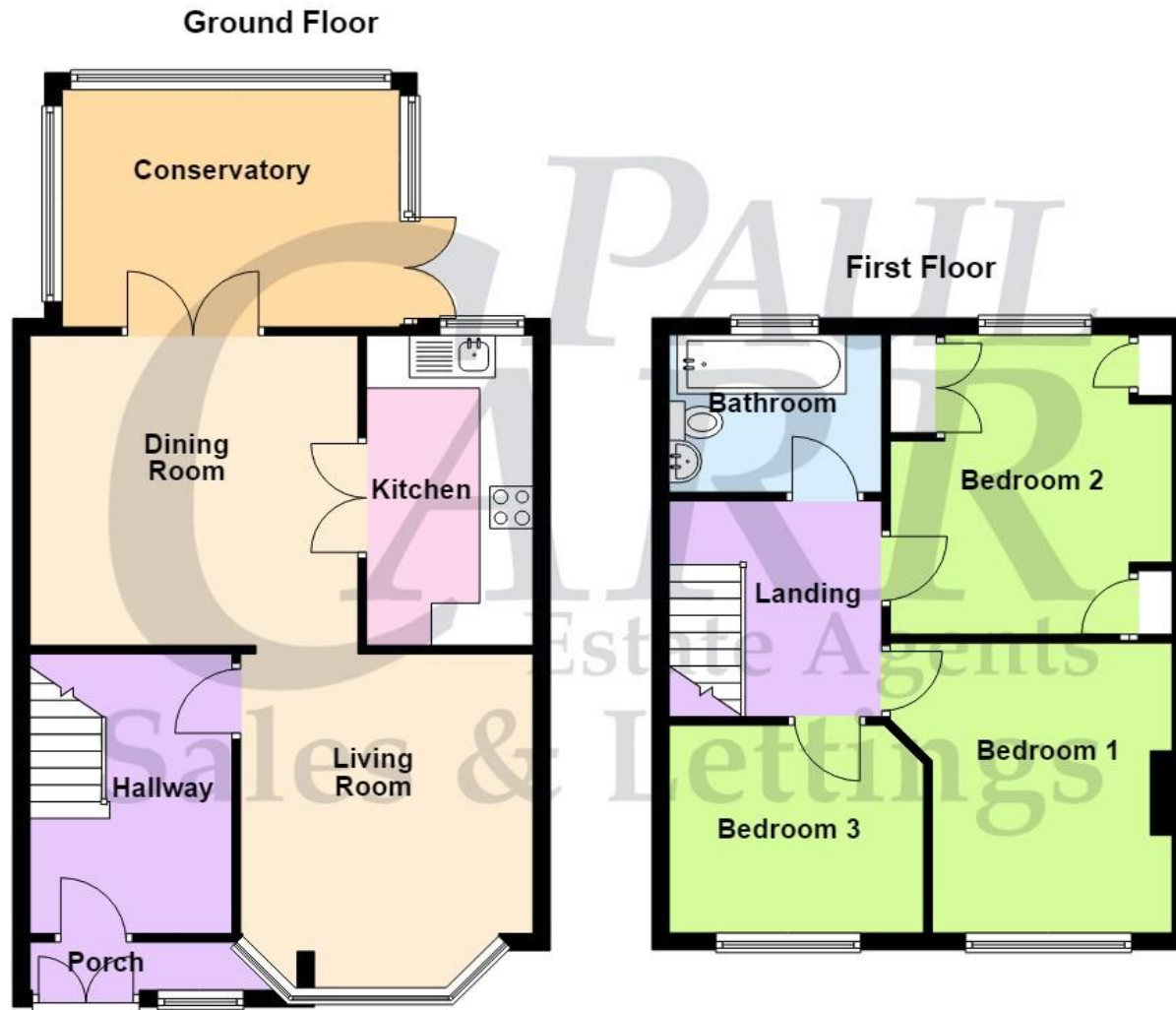
Agent's Note:

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:

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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 | | 80 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

