



Rarely available and brimming with personality, this bungalow presents a fantastic opportunity to own a truly special home. This unique home combines charm, quirkiness, and generous proportions, offering a wonderful sense of flow throughout.

From the moment you step onto the large porch and through the welcoming entrance hall, the property opens into a bright and spacious living room with feature fireplace, a big well fitted breakfast kitchen, both perfect for family life and entertaining.

The accommodation includes two large double bedrooms and a well-appointed bathroom, thoughtfully arranged to balance comfort and convenience.

Outside, the manicured rear garden provides a peaceful retreat, while the expansive driveway and garage ensure practicality and ease of parking.

Hillside Road is approached from Butlers Lane and Lichfield Road and is located within walking distance of Butlers Lane Railway Station providing regular access to Birmingham and Lichfield City Centre. Mulberry Walk in Mere Green is accessible within walking distance and offers a range of shops, cafes, supermarkets and restaurants.

Additional Information

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

Hall

3.49m (11'5") x 3.44m (11'3")

Living Room

4.83m (15'10") x 3.58m (11'9")

Kitchen/Breakfast Room

3.74m (12'3") max x 3.58m (11'9")

Laundry

1.22m (4') x 0.89m (2'11")

Store

1.29m (4'3") x 0.98m (3'3")

Garage

Bedroom 1

3.61m (11'10") x 3.15m (10'4")

Bedroom 2

3.62m (11'10") x 3.15m (10'4")

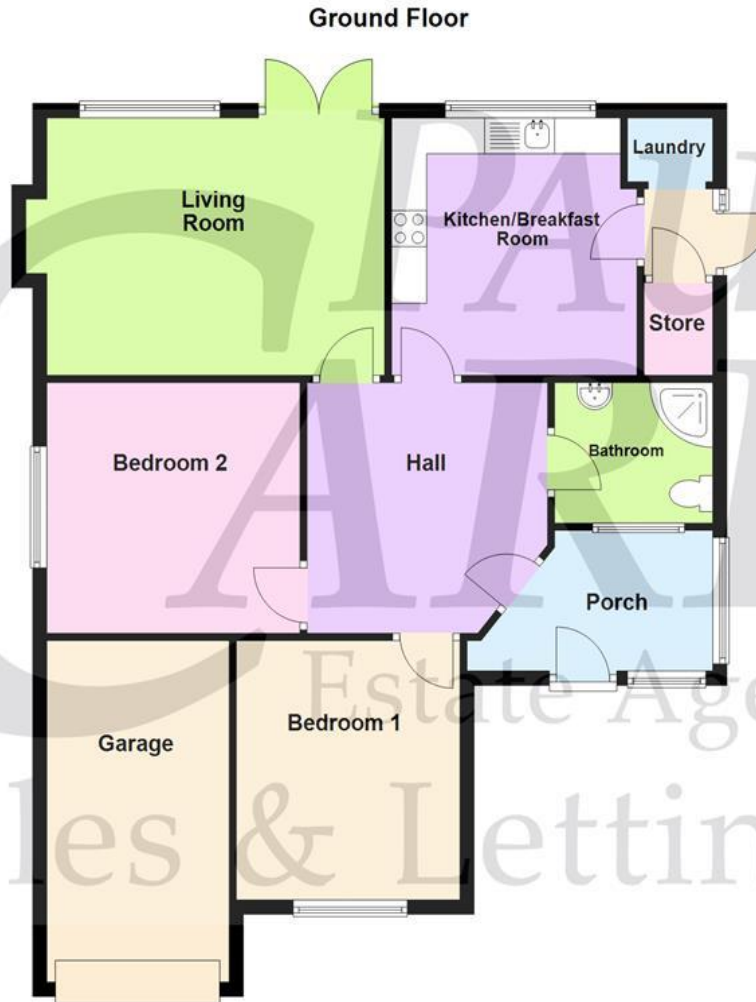
Bathroom





Floor Plan

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

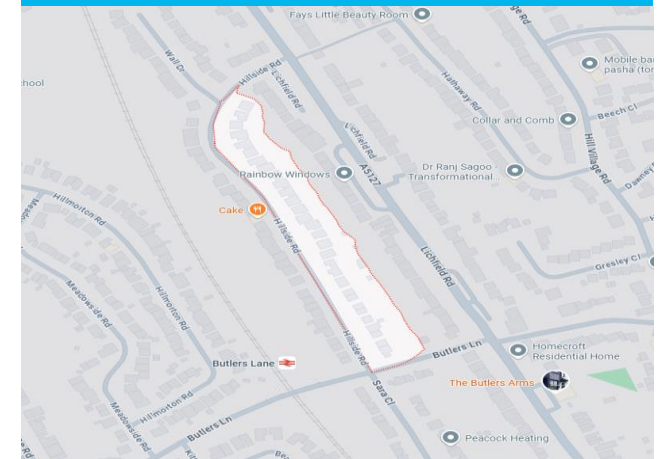


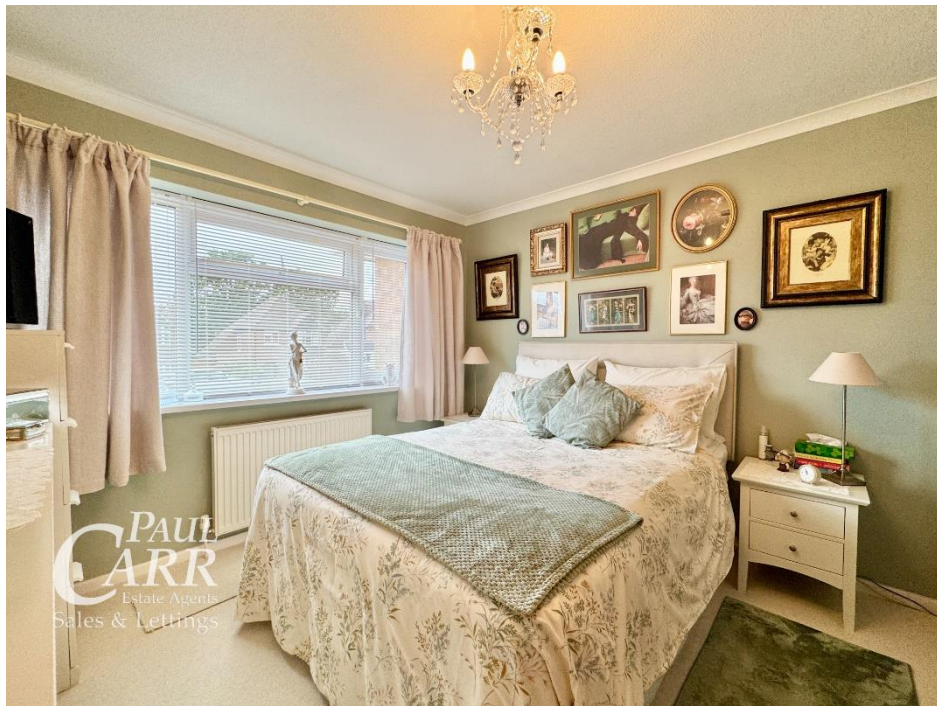
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: