



Hillfield Road, Birmingham

burchell
edwards



Property Description

This well-presented three-bedroom terraced home offers spacious and versatile accommodation, ideal for families, first-time buyers, or investors. The property features two generous reception rooms, providing ample space for both living and dining, alongside a fitted kitchen and a ground-floor family bathroom.

Upstairs, there are three well-proportioned bedrooms and a convenient separate WC. Externally, the property benefits from a private rear garden, perfect for relaxing, entertaining, or family enjoyment.

Combining character, space, and practicality, this delightful home offers an excellent opportunity to purchase a property in a popular residential location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Tiled flooring.

Entrance Hallway

Central heating radiator.

Cloakroom

Under the stairs with double glazed window to side elevation.

Lounge

Double glazed bay window to front elevation and central heating radiator.

Dining Room

Double glazed window to rear elevation and central heating radiator.

Kitchen

Double glazed door and window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, central heating radiator and tiled flooring.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, heated towel rail.

Landing

Double glazed window to side elevation and central heating radiator.

Bedroom One

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

W.C

Double glazed window to side elevation, W.C, wash hand basin and central heating radiator.

Front Garden

Small slabbed space.

Rear Garden

Slabbed patio, laid to lawn and side access.

Outbuilding

Double glazed door to side elevation.

Agent Note

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Total floor area 90.1 m² (970 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI209460



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Property Ref: SHI209460 - 0003