

smarthomes

# Hillfield Road

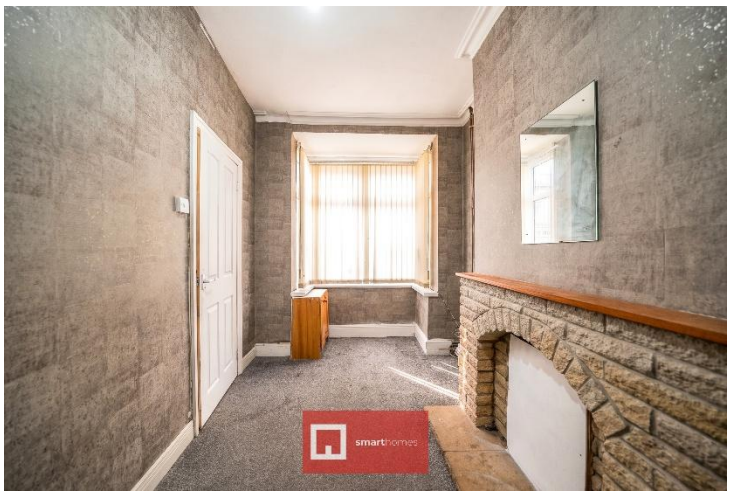
Sparkhill, Birmingham

- A Two Bedroom Mid-Terrace Family Home
- Kitchen & First Foor Family Bathroom
- South Facing Rear Garden
- Two Reception Rooms

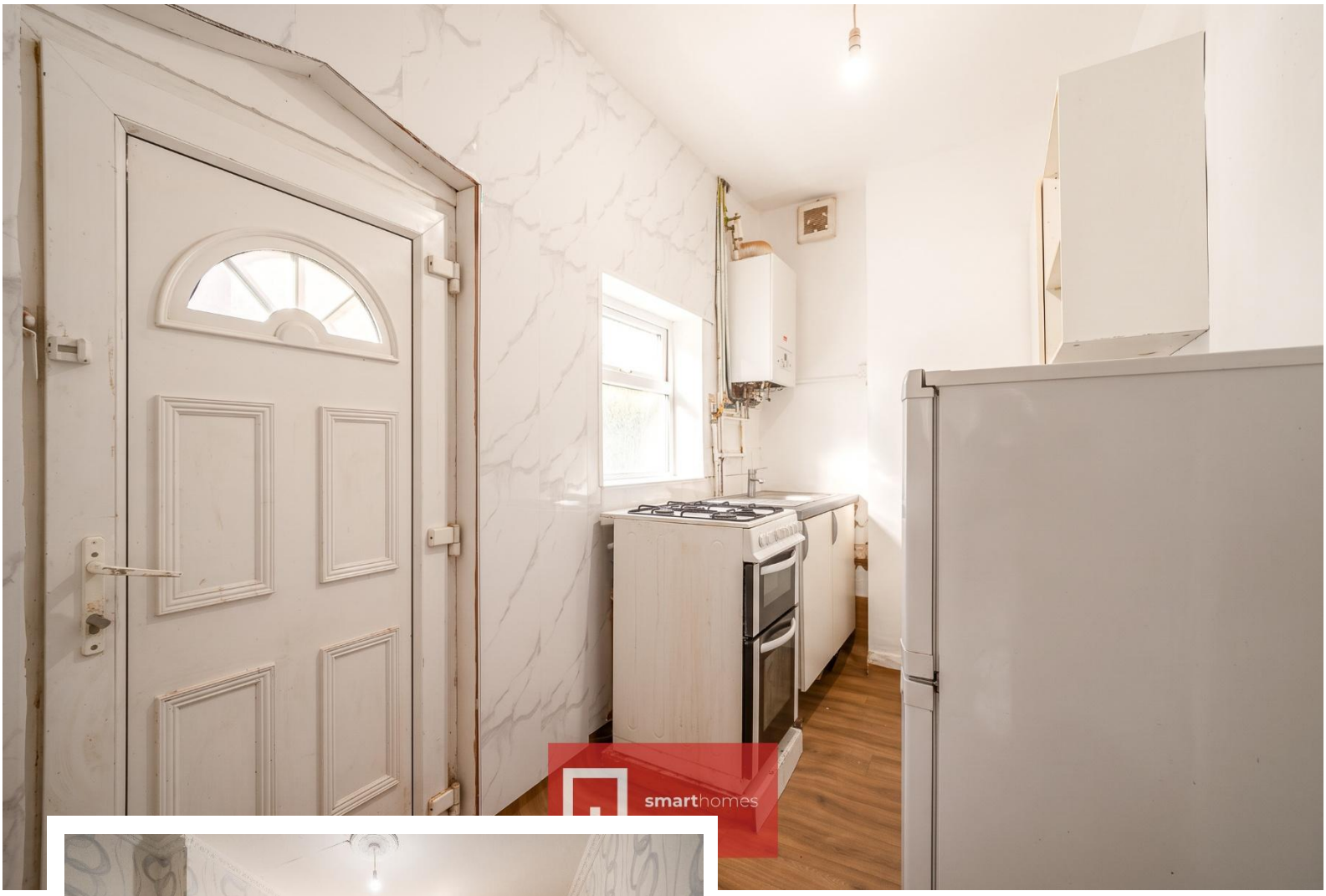
## Offers Over £180,000

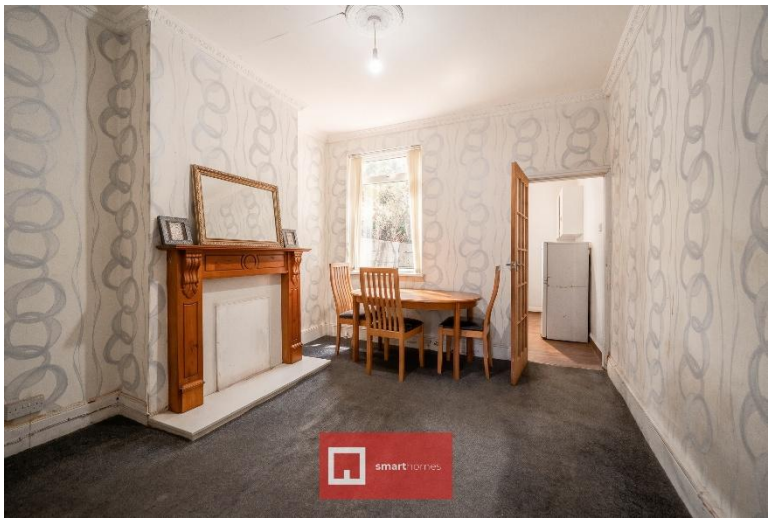
Current EPC Rating - C

Current Council Tax Band - A







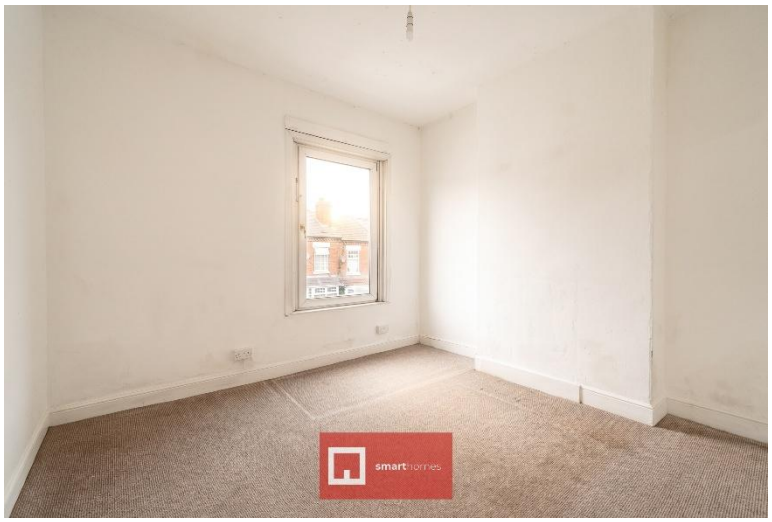


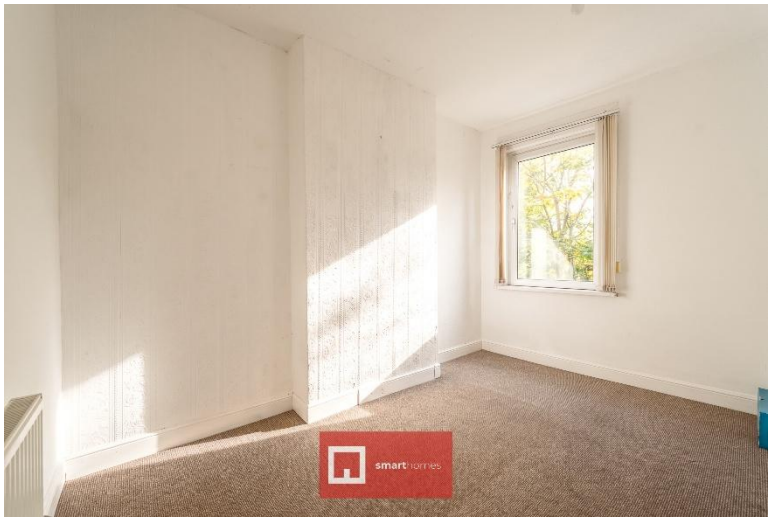


## Property Description

A mid-terrace family home situated in a most popular location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, kitchen, two double bedrooms, family bathroom and a South facing rear garden







## Rooms & Measurements

Living Room to Front 4m x 2.2m (13'1" x 7'2")

Sitting Room to Rear 3.6m x 3.3m (11'9" x 10'9")

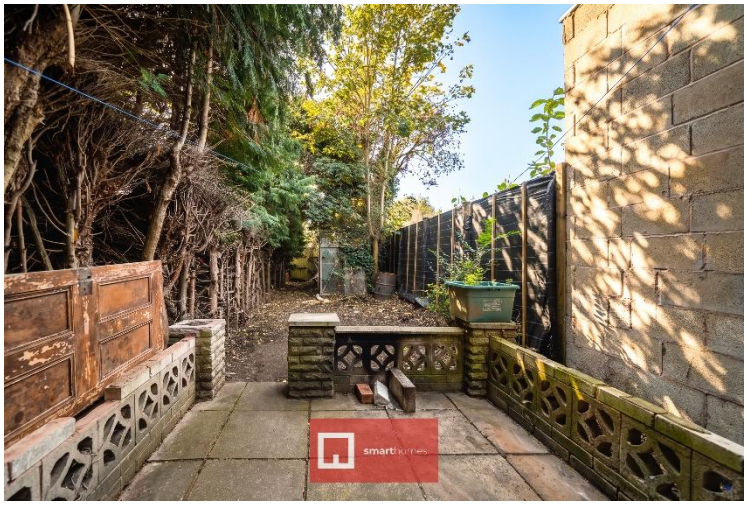
Kitchen to Side 3.2m x 1.6m (10'5" x 5'2")

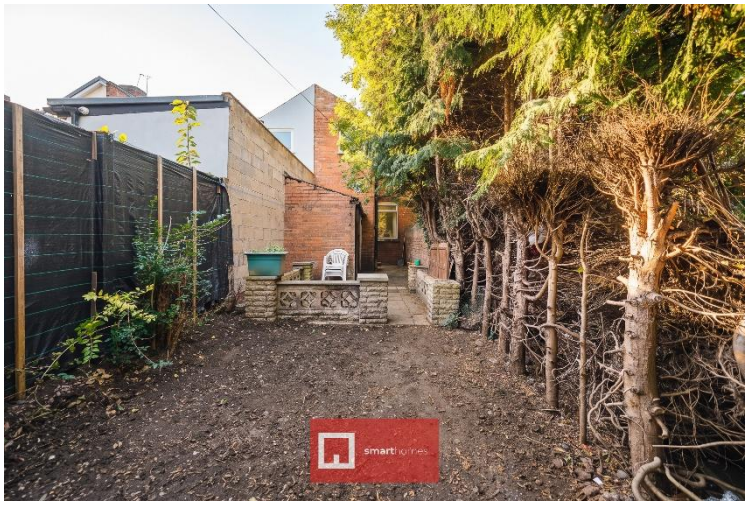
Bedroom One to Front 3.3m x 3.2m (10'9" x 10'5")

Bedroom Two to Rear 3.6m x 2.3m (11'9" x 7'6")

Family Bathroom to Rear 3.1m x 1.6m (10'2" x 5'2")

Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.
Current council tax band – A








316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.