



Hillmorton Road,
Sutton Coldfield, B74 4SG

Offers in Excess of £270,000

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This semi-detached bungalow is offered with NO onward chain and presents an excellent opportunity for modernisation.

Well maintained throughout, it offers spacious accommodation and great potential to create a home tailored to your own taste. A well-kept home with fantastic scope for improvement in a desirable setting. The property features a bright living room, a kitchen with side access, two bedrooms, with bedroom one enjoying access to the garden. The bathroom and garage to the rear complete the accommodation.

The property lies within the catchment of a good choice of schooling for both primary and secondary age groups, all within convenient walking distances. Mulberry Walk in Mere Green, with its host of facilities, restaurants, cafes and amenities, together with Sutton Park, are close by, easily accessible on foot or by car.

The property is also within walking distance of both a local bus service and Butlers Lane train station (5 minute walk). The nearest train station on foot is Butlers Lane, or by car there is a choice of Blake Street and Four Oaks Train Stations which all offer direct links into Birmingham & Lichfield City Centres.



Property Specification

NO UPWARD CHAIN
In need of modernisation
2 Generous bedrooms
Kitchen
Bright living room



Porch 1.31m (4'4") x 1.03m (3'4")

Living Room 3.75m (12'4") x 3.63m (11'11") max

Kitchen 5.31m (17'5") x 2.64m (8'8")

Hall 2.32m (7'7") x 0.83m (2'9")

Bathroom 2.32m (7'7") x 1.71m (5'7")

Bedroom 1 3.90m (12'10") x 3.75m (12'4")

Bedroom 2 3.03m (9'11") x 2.64m (8'8")

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: 29th June 2026

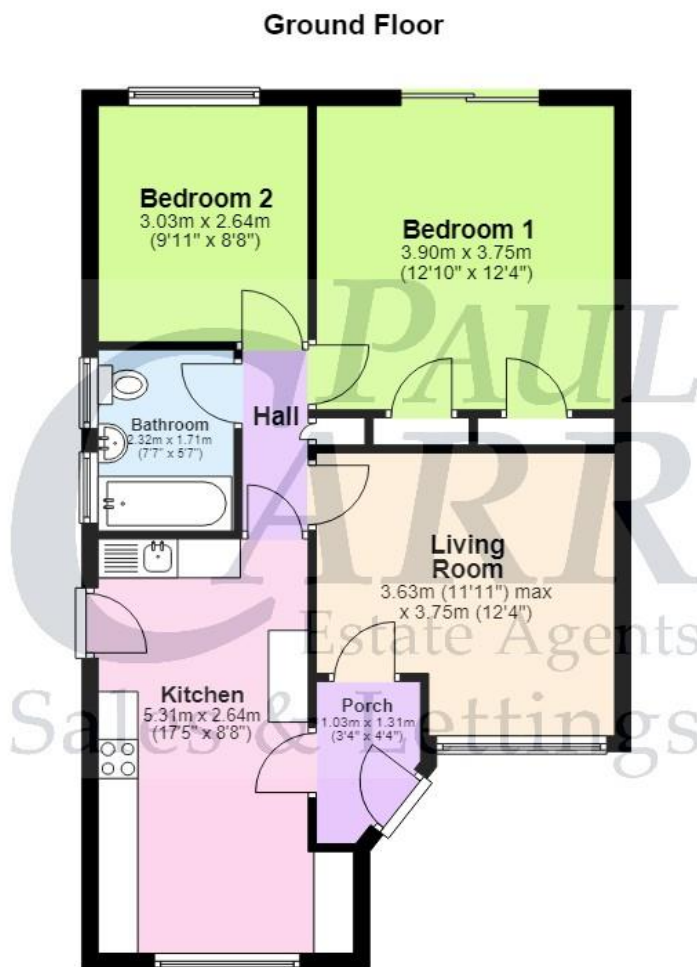
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Viewer's Note:

Services connected: Gas, electric, water & Drainage
Council tax band: D
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

Floor Plan

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



Total area: approx. 62.2 sq. metres (669.0 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

