



Hillcrest Road, Great Barr
Birmingham, B43 6LU

Offers in the Region Of £120,000

Great Barr

Offers in the Region Of £120,000

2  1  1 

We are pleased to present this spacious two-bedroom first floor maisonette Offering well-proportioned accommodation and an ideal opportunity for first-time buyers and investors alike.

The property briefly comprises a welcoming entrance, leading into a generous living room featuring an electric fire, creating a comfortable and inviting space to relax and entertain.

The fitted kitchen provides ample storage and workspace, while also benefiting from pleasant views, making it a bright and practical area of the home.

There are two well-sized double bedrooms, both offering plenty of space for bedroom furniture, along with excellent storage throughout the property.

Completing the accommodation is a fitted three-piece bathroom, featuring an electric shower over the bath.

There is also a garage in a separate block at the rear.

This property offers spacious living accommodation throughout and would make an excellent home or investment opportunity.

Early viewing is highly recommended.





Property Specification

SPACIOUS FIRST FLOOR MAISONETTE
NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
GARAGE AT THE REAR
ENCLOSED PORCH



Living Room
14' 1" x 15' 1" (4.3m x 4.6m)

Kitchen
6' 11" x 8' 10" (2.1m x 2.7m)

Bedroom 1
14' 9" x 9' 10" (4.5m x 3m)

Bedroom 2
11' 6" x 7' 7" (3.5m x 2.3m)

Bathroom
6' 7" x 5' 3" (2m x 1.6m)

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, water and drainage
Council tax band: A
Tenure: Leasehold 89 years remaining
Ground Rent: £65 per annum

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		
55-68	D		59 D
39-54	E	41 E	
21-38	F		
1-20	G		

Map Location

