


# property details **approval form**

17 Hillcrest Avenue, Great Barr, Birmingham, West Midlands, England, B43 6LX

**Date:** 16 February 2026

**Property Ref and Version:** GRB112274 - 0002



## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£250,000

Tenure: Freehold

## >> **key features**

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- > POTENTIAL FOR IMPROVEMENT
- > SOUGHT AFTER LOCATION
- > IN NEED OF REFURBISHMENT
- > GARAGE
- > EXCELLENT TRANSPORT LINKS
- > LOCAL SHOPS & SCHOOLS
- > DRIVEWAY
- > LINKS TO M6/M5 VIA SCOTT ARMS J8
- > EPC Rating: D

## >> **short description**

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A three bedroom semi detached property located in the sought after Hillcrest area of Great Barr with excellent transport links and local amenities with Redhouse Park nearby and J8 of the M6/M5 motorway links.

## >> **long description**

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A three bedroom semi detached property located in the sought after Hillcrest area of Great Barr with excellent transport links and local amenities with Redhouse Park nearby and J8 of the M6/M5 motorway links briefly comprising: Entrance hall, lounge/diner, kitchen, three bedrooms and family bathroom. Outside spaces offer driveway and garage to the front and rear gardens.

## >> **directions**

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>> **Agent Note**

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## >> room description

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### **Agent Note**

Council Tax Band is E.

### **Entrance Porch**

Double glazed sliding door to front.

### **Entrance Hall**

Single glazed window to front, single glazed door to front and central heating radiator.

### **Lounge**

Single glazed window to rear, two central heating radiators, storage cupboard and double glazed window to side.

### **Kitchen**

Double glazed window to front, wall and base units and door to side.

### **Conservatory**

Double glazed windows.

### **Landing**

Storage cupboard and loft access.

### **Bedroom One**

Double glazed window to front and central heating radiator.

### **Bedroom Two**

Double glazed window to rear and central heating radiator.

### **Bedroom Three**

Double glazed window to rear, fitted wardrobe and central heating radiator.

### **Bathroom**

Modern, bath with shower over, wc, wash hand basin, vanity unit, heated towel rail and double glazed window to front.

### **Rear Garden**

Patio, lawn, shrubs, trees and plants.

### **Garage**

Up and over garage door to front and rear.

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## >> **room description**

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## >> **property images**



**Your Shipways office:** 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN  
**T** 0121 358 2281 **E** greatbarr@shipways.co.uk



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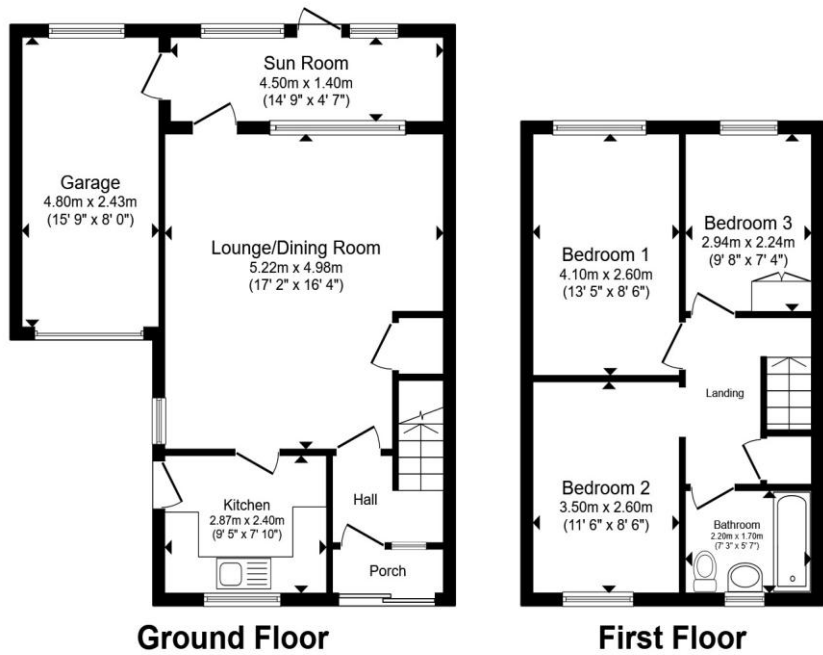
**> > property images**

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## >> floor plan



Total floor area 95.1 m<sup>2</sup> (1,024 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](http://www.propertybox.io)



## >> approval

**Signature** **Date**

Nicole Korik		
Mrs M.J. Hunt		