



**Hillcrest Avenue, Great Barr Birmingham B43 6LX**

**welcome to**

## **Hillcrest Avenue, Great Barr Birmingham**

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.

### **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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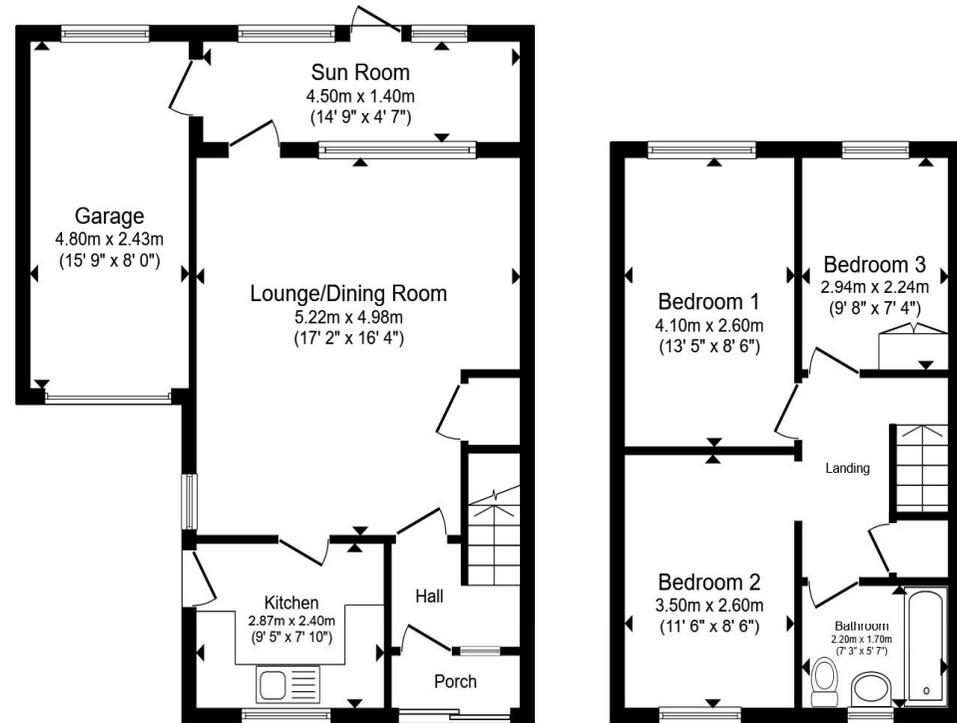
- POTENTIAL FOR IMPROVEMENT
- SOUGHT AFTER LOCATION
- IN NEED OF REFURBISHMENT
- GARAGE
- EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£230,000**



**Ground Floor**

**First Floor**

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)



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Property Ref:  
GRB112274 - 0005

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