



Hillcrest Road

Great Barr, Birmingham, B43 6LU

- First Floor Maisonette
- On Street Parking
- Lounge/Dining Area
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Leasehold
- No Upward Chain & Vacant Possession

**Offers In The
Region Of
£134,950**

EPC Rating 'D-59'

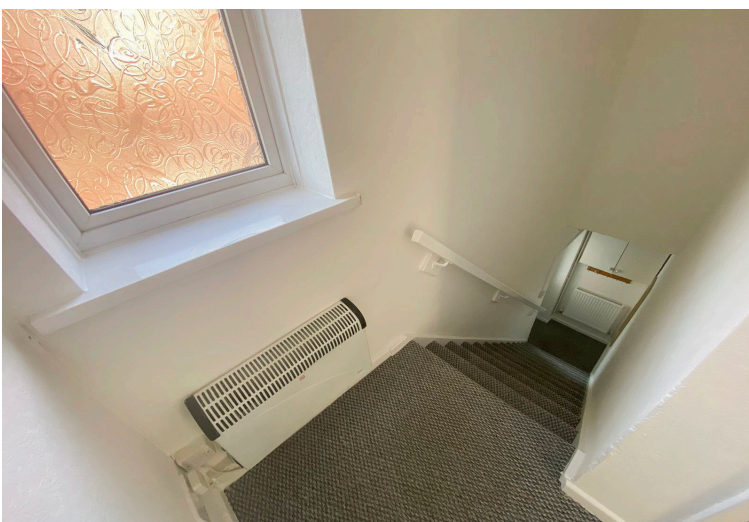


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Property Description

Apple Property Solutions are pleased to offer for sale this well-proportioned Two Bedroom First Floor Maisonette, ideally situated within the popular residential area of Great Barr. Offering excellent potential for First Time Buyers, Downsizers and Investors alike. The property benefits from its own private entrance, Double Glazed Porch, Entrance Hall, First Floor Landing, Spacious Lounge/Dining, Fitted Kitchen, Two Good Size Bedrooms, Family Bathroom, Double Glazing, Gas Central Heating, Private Rear Garden and a Brick-Built Garage situated to the rear in a separate Block, which currently requires repair before use.





The property is conveniently positioned for a wide range of everyday amenities, including local shops, supermarkets, schooling and public transport. The B43 6LU postcode is particularly well placed for families, with primary and secondary schooling located within approximately half a mile of the property. Hamstead Railway Station is approximately 1.4 miles away, with Tame Bridge Parkway approximately 1.6 miles away, providing useful rail connections towards Birmingham, Walsall and the wider West Midlands. Road commuters are also well served by the nearby A34 Birmingham Road and M6 Junction 7 at the Great Barr Interchange, providing excellent access across the regional motorway network.

Approach:

On Street Parking, Path Leading to.



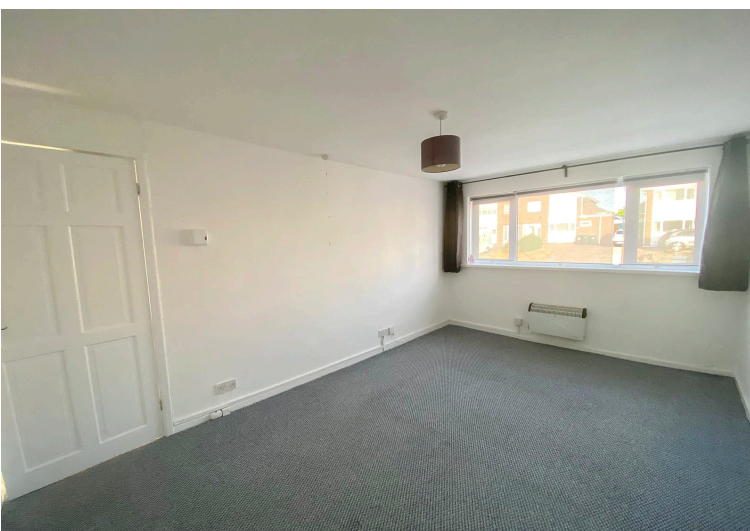
Double Glazed Porch:

UPVC Double Glazed Porch Entrance, Double Glazed Panelled Porch Door Leading to Hardwood Pattern Obscured Front Door and Separate Cupboard Housing Gas Meter.



Entrance Hall:

Stairs to First Floor, Panel Radiator, Cupboard Housing Electric Meter and Trip Consumer Unit.



First Floor Landing:

Ceiling Light Point, Loft Access, Double Glazed Pattern Obscured Window to Side, Electric Heater, Panel Radiator and Doors to Lounge, Fitted Kitchen, Bedrooms and Bathroom.



Lounge/Dining 14'1" (max) x 11'7" (max):
Two Ceiling Points, Double Glazed Window to Rear, Contemporary Electric Fire to Wall, Panel Radiator, Power Points, TV Ariel Point, Door to Cupboard Housing Water Heater Tank and Door to Kitchen.



Fitted Kitchen 8'9" (max) x 6'10" (max):
Ceiling Light Point, Double Glazed Window to Rear, A Fitted Range of Wall, Tower and Base Units, Roll Top Work Surfaces, 'Stainless Steel' 1 ½ Bowl Sink and Drainer Unit with 'Swan' Neck Mixer Tap. 'Brick' Effect Tiled Splashbacks, 'Stainless Steel' Chimney Extractor, Built in Double Oven/Grill into Tower Unit, Integrated Fridge Freezer, Four Ring Electric Hob, Integrated Dishwasher, Plumbing for Washing Machine, Panel Radiator, Power Points and Laminate Flooring.



Bedroom One 14'9" (max) x 9'7" (max):
Ceiling Light Point, Double Glazed Window to Front, Panel Radiator, Electric Wall Mounted Heater and Power Points.

Bedroom Two 11'5" (max) x 7'8" (max):
Ceiling Light Point, Double Glazed Window to Front, Panel Radiator, Power Points and Storage Cupboard with Heatline Combi Boiler.

Family Bathroom 6'6" (max) x 5'6" (max):
Ceiling Light Point, Extractor Fan, Double Glazed Pattern Obscured Window to Side, Part Tiled Walls, 'P' Shaped Panelled Bath, Electric Shower, Vanity Wash Hand Basin, Close Coupled Low Level W/C, 'Chrome' Towel Rail and Tiled Flooring.

Garage (In Separate Block):

Situated at the Rear of the Property, Brick Built Construction, Up and Over Garage Door. Currently Unusable in its Current Condition.

Rear Garden:

Wall Boundary, Slabbed Steps, Borders of Shrubs, Hedges and Laid Lawn.