



Hilliards Croft, Great Barr  
Birmingham, B42 2ED

Offers in the Region Of £235,000

# Great Barr

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*Well-Presented Three Bedroom Semi-Detached Home in a Quiet Great Barr Cul-de-Sac.*

*This well-maintained three-bedroom semi-detached home offers a rare balance of peaceful surroundings and excellent connectivity.*

*Tucked away in a quiet residential setting, yet within easy reach of local amenities, reputable schools and key transport links, this property is perfectly suited to families, first-time buyers and investors alike.*

The home immediately impresses with its vibrant and well-kept front garden, creating strong kerb appeal and a welcoming first impression.

Internally, the property is entered via a secure porch, leading into a welcoming hallway. The ground floor offers a spacious through lounge, flowing seamlessly into a dining area positioned beside sliding patio doors- flooding the space with natural light and providing direct access to the rear garden. An electric fireplace adds a cosy focal point, making this an ideal setting for both relaxing and entertaining. The kitchen is well-appointed and functional, fitted with a range of wall and base units and offering space for freestanding appliances—perfect for everyday cooking and culinary activity. Storage heaters are fitted in the property.

Upstairs, the property comprises three bedrooms: two well-proportioned double rooms and a third single bedroom, ideal as a child's room, home office or dressing space. The family bathroom is equipped with a bathtub, overhead shower, hand wash basin and W.C, presenting a solid base with scope for modernisation.

There is a fully boarded loft with insulation, lighting and easy access ladder

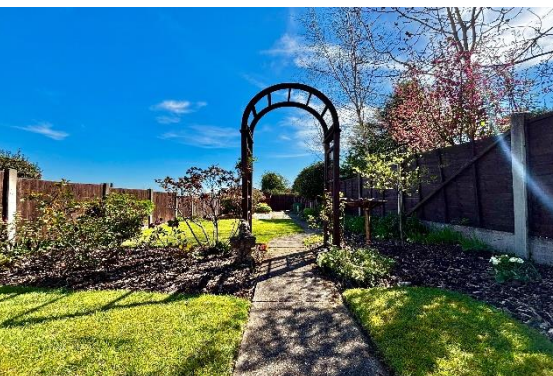
To the rear, the garden is a real standout feature, generous in length and beautifully maintained, it offers a patio seating area, extensive lawn, mature shrubs and a charming rose arch—creating a private and tranquil outdoor retreat.

Additional benefits include a rear large garage workshop with power and convenient access to parking at the back of the property.



## Property Specification

WELL MAINTAINED PROPERTY  
THROUGH LOUNGE/DINING ROOM  
WELL APPOINTED KITCHEN  
QUIET LOCATION  
WELL SIZED REAR GARDEN



### Porch

1.69m (5'7") x 0.55m (1'10")

### Hallway

2.00m (6'7") x 1.69m (5'7")

### Kitchen Area

3.05m (10') x 2.19m (7'2")

### Lounge/Dining Room

8.37m (27'6") x 3.10m (10'2")

### Bathroom

2.41m (7'11") x 1.70m (5'7")

### Bedroom 1

4.44m (14'7") x 3.09m (10'2")

### Bedroom 2

3.79m (12'5") x 3.06m (10')

### Bedroom 3

2.28m (7'6") x 1.69m (5'7")

### 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, gas, water and drainage

Council tax band: C

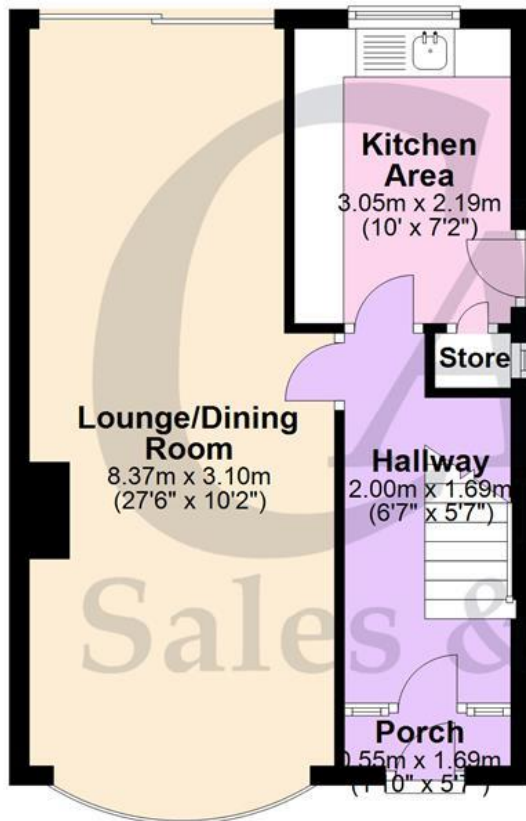
Tenure: Freehold

# Floor Plan

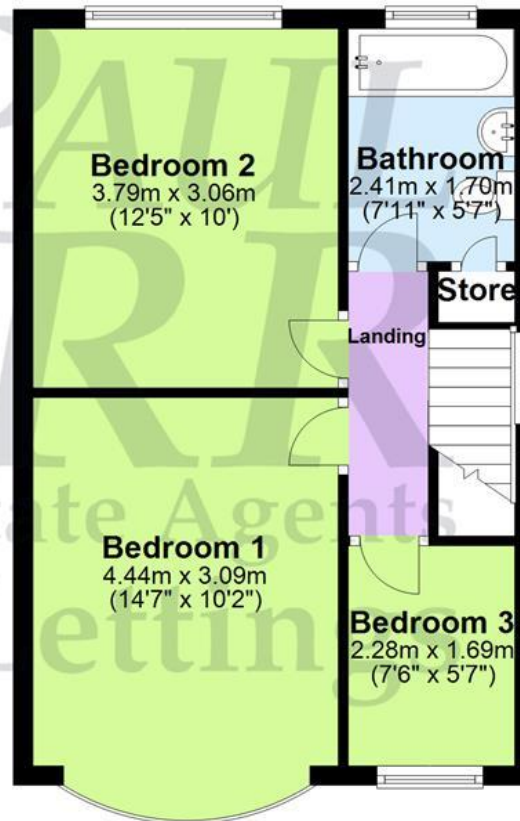
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

### Ground Floor



### First Floor



## Map Location

