



Hillyfields Road, Erdington
Birmingham, B23 7HB

Offers in Excess of £230,000

Erdington

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This superbly presented extended semi-detached property occupies a popular and sought after residential cul-de-sac setting within close proximity of many desirable local amenities including parks, schools, shops and transport links.

Accessed via a secure porch the ground floor accommodation comprises a welcoming hall with doors leading to a family lounge with bay window, dining kitchen and useful utility room.

To the first floor there are three bedrooms complimented by a modern style family bathroom with white bath suite.

Outside a front driveway provides off road parking for vehicles with a side passage leading to the utility room.

To the rear there is a well kept compact rear garden patio leading to the useful garage workshop which is accessed via a secure drive to the rear.

Enjoying stunning cityscape views the home on offer must be viewed at the earliest opportunity in order to fully appreciate the opportunity on offer and avoid disappointment





Property Specification

THIS SUPERBLY LOCATED EXTENDED TRADITIONAL SEMI-DETACHED PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Lounge 3.44m (11'4") x 3.17m (10'5")

Dining Room 4.22m (13'10") max x 3.09m (10'2")

Kitchen 2.48m (8'1") x 2.01m (6'7")

Store

Utility Room 3.33m (10'11") x 2.07m (6'10")

Landing

Bedroom 1 3.80m (12'5") max x 3.09m (10'2")

Bedroom 2 4.22m (13'10") max x 3.09m (10'2")
plus 0.05m (0'2") x 0.05m (0'2")

Bedroom 3 2.42m (7'11") x 2.01m (6'7")
plus 0.05m (0'2") x 0.05m (0'2")

Bathroom

Garage Workshop

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: 20th April 2026

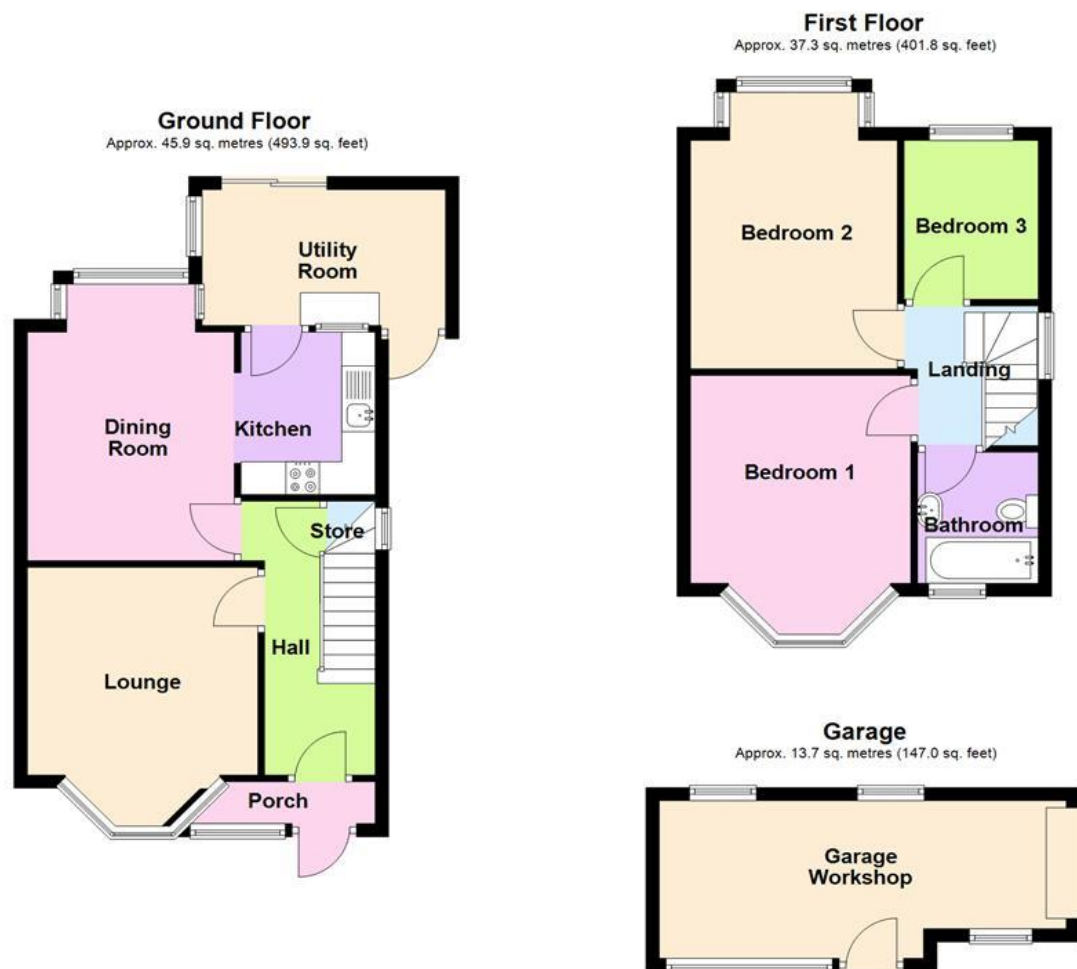
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Gas, electric, 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



Total area: approx. 96.9 sq. metres (1042.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

