



Hilliards Croft, Great Barr
Birmingham, B42 2ED

Offers in the Region Of £230,000

Great Barr

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THREE BEDROOM END OF TERRACE HOME | CHAIN FREE | EXTENDED KITCHEN |

Offered to the market chain free, this well-proportioned three-bedroom end-terraced property presents an excellent opportunity for families, first-time buyers and those looking for a home with generous living space.

Situated in a popular residential location, the property is conveniently positioned close to well-regarded local schools, everyday amenities and transport links, making it an appealing choice for a variety of buyers. Upon entering, a secure porch provides a practical entrance space, leading through to the main living accommodation.

The ground floor benefits from two reception areas, offering flexibility for modern family living. The front lounge provides a welcoming space to relax, while the rear lounge offers further room for family gatherings and entertaining, with patio doors opening directly onto the rear garden. This creates a lovely connection between the indoor and outdoor spaces, particularly during the warmer months. To the rear, the property benefits from a generously proportioned kitchen extension, providing an excellent amount of space for cooking and everyday family use. The kitchen is fitted with a range of base units, alongside space for additional appliances to be installed to suit the needs and preferences of the new owner. The extended layout offers plenty of potential to create a practical and well-equipped kitchen tailored to individual taste.

To the first floor, the landing leads to two double bedrooms and a well-sized third bedroom, suitable for use as a single bedroom, nursery, dressing room or home office.

The accommodation is completed by a modern-style family bathroom, finished with attractive grey tiling and comprising a bath with overhead shower, W.C and hand wash basin.

Externally, the rear garden offers a good amount of outdoor space, featuring a patio area ideal for garden furniture and outdoor dining, alongside a lawn section providing room for children to play or for those who enjoy gardening.

The property further benefits from a garage, offering useful storage or parking potential, together with on-street parking. Overall, this chain-free home offers three bedrooms, two reception rooms, an extended kitchen and a good-sized rear garden, all within a popular and convenient location. With its generous living accommodation and scope to personalise the kitchen to individual requirements, the property is well worth an internal viewing.





Property Specification

CHAIN FREE PURCHASE
THREE WELL SIZED BEDROOMS
WELL PRESENTED BATHROOM
EXTENDED KITCHEN AREA
END OF TERRACE HOME

Porch
2' 11" x 6' 11" (0.90m x 2.10m)

Front Lounge
14' 4" x 15' 2" (4.37m x 4.63m)

Rear Lounge
14' 9" x 15' 4" (4.50m x 4.67m)

Extended Kitchen
18' 0" x 11' 3" (5.48m x 3.44m)

Bathroom
6' 9" x 5' 11" (2.06m x 1.81m)

Bedroom 1
15' 3" x 9' 0" (4.66m x 2.75m)

Bedroom 2
13' 5" x 8' 9" (4.1m x 2.67m)

Bedroom 3
11' 0" x 5' 11" (3.36m x 1.81m)

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 £47.50 + VAT (£57 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.

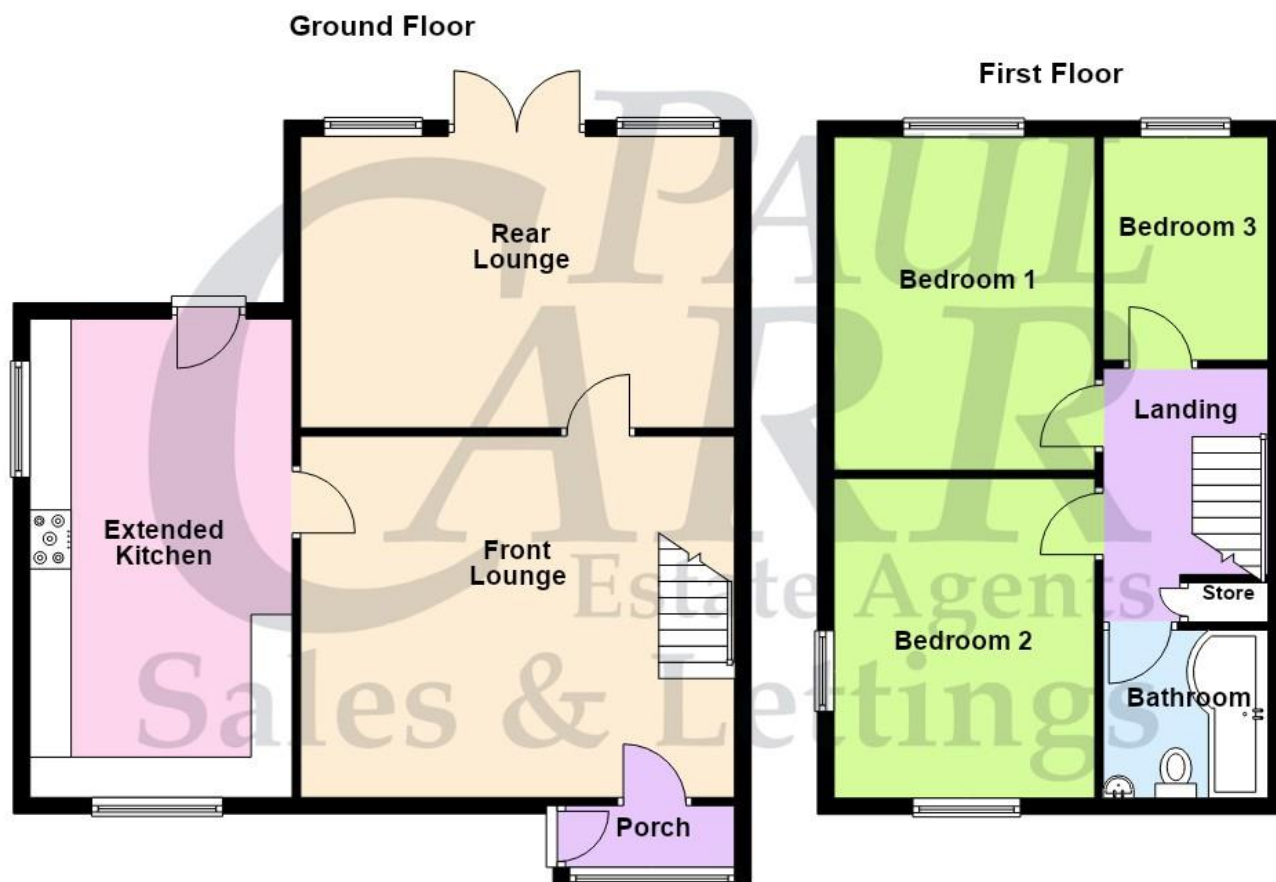
Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Freehold

Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

