



Connells

Hillyfields Road
BIRMINGHAM



Property Description

A beautifully presented 3 bedroom family home situated on a quiet cul de sac road in a sought-after location of Birmingham. Being turn-key ready, this property is ideal for first time buyers looking for their perfect first home. Being in a great catchment area for local primary and secondary schools, as well as fantastic main road and transport links into the city, this home really is superbly located. The property itself comprises of two great sized reception rooms with doors between allowing for both privacy and then a lovely big space when open. An excellent sized kitchen features to the rear, with ample built in cupboards, electric appliances and access into a handy utility space, as well as a downstairs guest WC. A good sized garage features to the front, as well as off-street parking and a good sized front garden with potential to extend the driveway. Upstairs features three good sized bedrooms and a modern fitted bathroom with built in utilities. Each bedroom allows for a double bed plus wardrobe space. This property features ample storage space throughout, with multiple built in cupboards and the garage. A stunning two tiered rear garden is perfect for those who want a low maintenance garden and is beautifully landscaped ready for the new owners. Viewings highly recommended at this excellent family home.

Entrance Porch

The property is accessed via a double glazed front door with double glazed surrounding windows into the entrance porch which leads into the entrance hall through a single glazed wooden inner door with single glazed window.

Entrance Hall

Features a radiator to wall, access to the ground floor guest WC, built-in downstairs storage cupboard and access to the lounge and the kitchen.

Guest WC

Having low level flush WC and extractor fan.

Lounge

10' 8" x 11' 6" into the bay (3.25m x 3.51m into the bay)

Having front facing bay window overlooking the driveway, radiator to wall and single glazed sliding doors lead to the dining room.

Dining Room

11' 5" x 10' 2" (3.48m x 3.10m)

Having single glazed sliding doors giving access to the lounge, coal fireplace, radiator to wall, double glazed French doors leading into the rear garden and door gives access to the kitchen.

Kitchen

12' 10" x 12' (3.91m x 3.66m)

Comprising laminate work surfaces, integrated cupboards, integrated electric hob, electric oven with filter hood over, radiator to wall, space for a fridge, space for a freezer, space and plumbing for a washing machine, door gives access to the utility room and double glazed door gives access to the rear garden.

Utility Room

12' 6" x 4' 8" (3.81m x 1.42m)

Having space and plumbing for a washing machine or tumble drier, access to the garage and frosted rear window.

Garage

15' 11" x 8' 6" (4.85m x 2.59m)

Having power and wooden side hinged door leading to the front.

First Floor Landing

Being a good sized landing with access to bedrooms 1, 2, 3 and the family bathroom, built-in over stairs cupboard space, access to the loft via a drop down ladder and frosted window to the side.

Bedroom 1

11' 6" x 10' 8" plus the bay (3.51m x 3.25m plus the bay)

Having front facing bay window overlooking the driveway, radiator to wall and space for wardrobes.

Bedroom 2

11' 5" x 10' 3" (3.48m x 3.12m)

Having rear facing window overlooking the rear garden, radiator to wall and space for wardrobes.

Bedroom 3

7' 7" x 6' 7" (2.31m x 2.01m)

Having rear facing window overlooking the rear garden, radiator to wall and space for wardrobes.

Family Bathroom

Comprising a low level flush WC, wash hand basin, large shower cubicle, frosted front facing window and wall mounted towel warmer radiator.

Outside Front

Being a slab paved driveway offering ample off-road parking and garden laid to lawn.

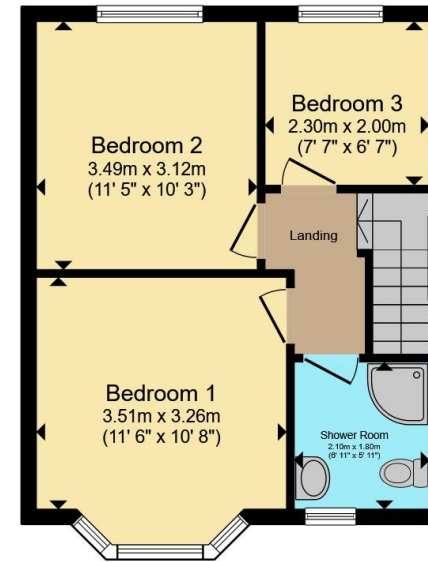
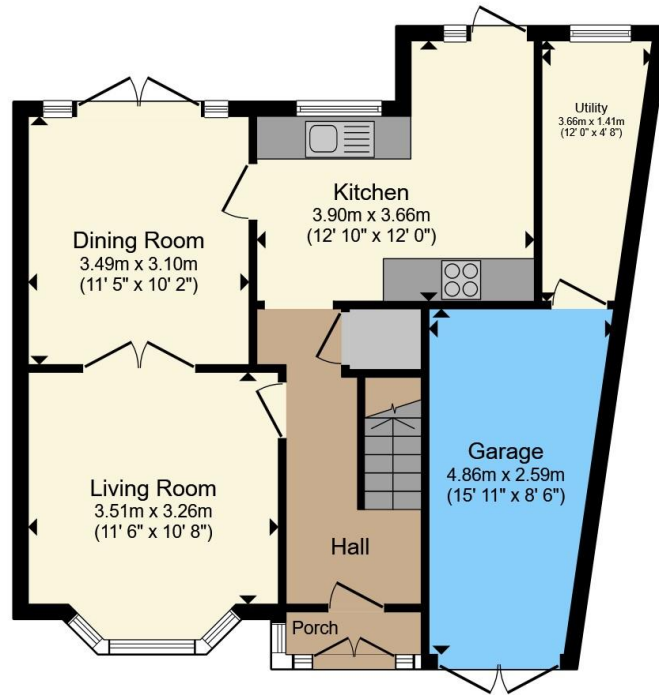
Rear Garden

Being a private and enclosed landscaped two tier garden, having mostly patio space on tier one and gravelled area on tier two and wooden shed to the rear.









Ground Floor

First Floor

Total floor area 101.4 m² (1,092 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



To view this property please contact Connells on

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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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