

Hilltop Drive
Birmingham

burchell edwards

Hilltop Drive
Birmingham B36 8JX

for sale
£260,000







Property Description

Situated in the highly sought-after residential area of Hodge Hill, this well-presented three-bedroom semi-detached bungalow offers spacious and versatile accommodation, making it an ideal purchase for those looking to downsize, families seeking single-level living, or anyone in need of convenient ground-floor accommodation.

The property has been thoughtfully extended to the rear, creating additional living space that enhances both comfort and practicality. Internally, it offers a generous layout with three well-proportioned bedrooms, spacious reception areas, and ample room for modern family living.

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Externally, the property benefits from a desirable position within a popular and established neighbourhood, known for its excellent local amenities and strong sense of community. Residents will enjoy easy access to a variety of shops, supermarkets, schools, healthcare facilities, and leisure amenities, all within close proximity.

An Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer and to avoid disappointment.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Two ceiling light points, storage cupboard, central heating radiator. Laminate flooring and loft access via hatch.

Lounge

Double glazed patio doors to rear elevations leading to the garden. Carpet flooring, two ceiling light points, feature fireplace and two central heating radiators.

Bathroom

Double glazed opaque window to side elevation, W.C and, wash hand basin, bath with shower over, central heating radiator, tiled flooring and walls, ceiling light points.

Kitchen/Diner

Double-glazed window to rear elevation and double-glazed window side elevation. Double glazed patio doors to rear elevations leading to the garden. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, four rings gas hob with extractor hood. Integrated double oven and grill, microwave. Integrated fridge and freezer, spotlights, tiling to splash prone areas and tiled flooring. Two central heating radiators, space and plumbing for appliance.

Garden

Patio area, lawn area, trees, shrubs and fenced boundaries.

Bedroom One

Double glazed window to front elevation, carpet flooring, ceiling light points, central heating radiator and fitted wardrobes.

Parking

Driveway and garage.

Bedroom Two

Double glazed window to front elevation, carpet flooring, ceiling light points and central heating radiator.







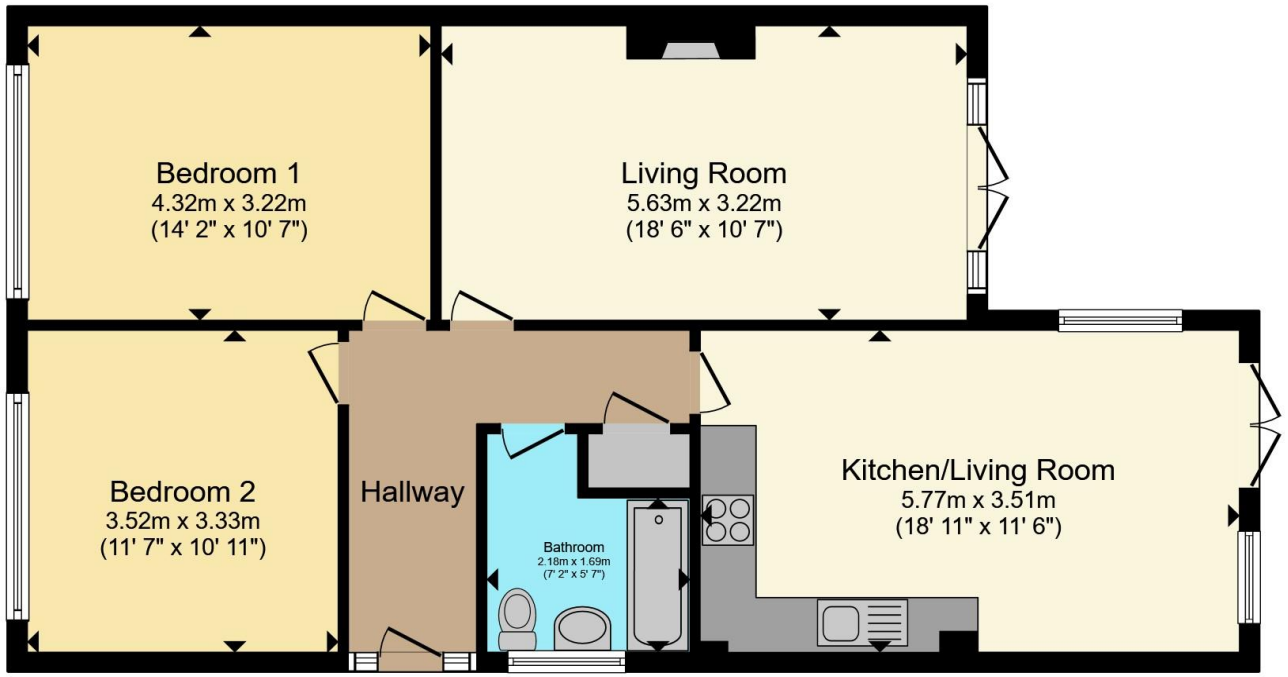












Total floor area 79.0 m² (850 sq.ft.) approx

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

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To view this property please contact Burchell Edwards on

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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

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