

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

135A HILLINGFORD AVENUE

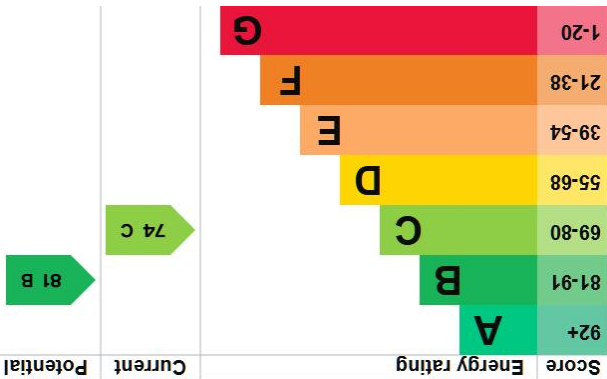


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- MODERN BUILD DETACHED FAMILY HOME
- FIVE BEDROOMS
- NO CHAIN
- TWO BEDROOMS WITH EN-SUITES
- ALL BEDROOMS WITH BUILT IN WARDROBES

Hillingford Avenue, Great Barr, Birmingham,
B43 7LA

£440,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

For sale is this immaculately conditioned modern-built five bedroom detached house. This stunning property has been thoughtfully designed with five spacious bedrooms, each boasting built-in wardrobes for ample storage. Three of these bedrooms are even further enhanced with en-suite bathrooms, making this property an ideal choice for families or couples seeking a comfortable and convenient living arrangement.

The house also features two separate reception rooms, each graced with large windows that flood the rooms with natural light. The second reception room also offers access to a well-maintained garden, providing an ideal space for relaxation or entertaining guests.

The property's kitchen is a crowning feature, offering an open-plan design with abundant natural light and a dedicated dining space. Many a delightful meal can be prepared and enjoyed in this welcoming space.

Three generously-sized bathrooms serve the property, one with a large bathtub and the other two featuring rain showers, providing a spa-like experience at the comfort of your own home.

Unique features of this property include a garage and parking facilities. Furthermore, it is conveniently located with easy access to public transport links, local amenities, and nearby schools, making daily commutes and errands a breeze.

This property is the epitome of modern elegance combined with practicality, making it a must-see for those seeking a stylish and comfortable home. Don't miss the opportunity to view this exquisite property!

HALLWAY Two ceiling light points, radiator, laminate flooring.

LIVING ROOM 18'8" MAX x 11'0" MAX (5.69m x 3.35m) Two ceiling light points, bay window to front, two radiators, laminate flooring.

DINING ROOM 12'0" x 11'0" (3.66m x 3.35m) Ceiling light point, patio doors to rear garden, laminate flooring, radiator, storage cupboard.

DOWNSTAIRS WC 5'6" x 2'10" (1.68m x 0.86m) Tiled, sink, radiator, WC and ceiling light point.

KITCHEN 13'2" x 11'4" (4.01m x 3.45m) Wall and base units, ceiling light point, built in fridge freezer, sink, window to rear, built in dishwasher, oven, hob, extractor.

UTILITY 6'4" x 5'6" (1.93m x 1.68m) Sink, units, ceiling light point and door to rear garden.

GARAGE 17'4" x 8'6" (5.28m x 2.59m) Housing boiler, up and over shutter door, electric metre, ceiling light point. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

LANDING Two ceiling light points, window to side, radiator, storage cupboard with radiator and light.

BEDROOM THREE 12'2" x 9'6" (3.71m x 2.9m) Ceiling light point, window to front, radiator and built in wardrobes.

BEDROOM FOUR 11'0" x 9'0" (3.35m x 2.74m) Ceiling light point, window to front, radiator and built in wardrobes.

BEDROOM TWO 13'4" x 12'8" (4.06m x 3.86m) Ceiling light point, window to rear, radiator and built in wardrobes.

ENSUITE 9'4" x 3'2" (2.84m x 0.97m) Tiled, WC, sink, towel radiator, window to side and shower.

BEDROOM THREE 14'4" x 10'0" (4.37m x 3.05m) Ceiling light point, window to rear, radiator and built in cupboards.



BATHROOM 9'4" x 8'0" (2.84m x 2.44m) Tiled, WC, sink, radiator, window to side, ceiling light point and bath with shower over.

SECOND FLOOR

BEDROOM ONE 20'2" x 14'8" (6.15m x 4.47m) Window, built in cupboards, wardrobes, radiator.

ENSUITE 9'8" x 6'0" (2.95m x 1.83m) Bath, WC, sink, towel radiator, half tiling to walls, ceiling light point and window to side.

REAR GARDEN Side access to either side, paved patio, shed to the rear, lawn, decked area.

Council Tax Band F Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, Vodafone, limited for Three and data likely available for EE, O2, limited for Three, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
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