

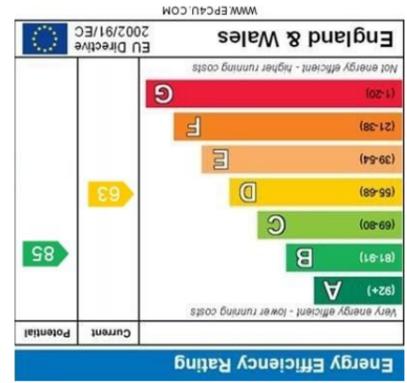
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



### LEGAL READY

"How does this help me?"  
The motivated vendor of this property has required their solicitor with all the paperwork provided to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Great Barr | 0121 241 4441



- BEAUTIFUL END TERRACE FAMILY HOME
- TWO DOUBLE BEDROOMS
- DRIVEWAY FOR TWO CARS
- LARGE GARDEN
- KITCHEN DINER
- PRIME LOCATION



Hillingford Avenue, Great Barr, Birmingham, B43 7HP

Offers Over £210,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

We are pleased to present for sale this immaculate two bedroom end of terrace house in a sought-after location. This stunning property, benefiting from well-connected public transport links, is within close proximity to excellent schools and local amenities. It is ideally suited for families and couples alike seeking a home in a vibrant neighbourhood.

The property boasts two spacious double bedrooms. The master bedroom is fitted with built-in wardrobes offering ample storage space. The second bedroom is bathed in natural light, creating a warm and welcoming atmosphere.

This house benefits from a pristine bathroom equipped with a luxurious rain shower, promising a spa-like experience in the comfort of your own home. The open-plan kitchen is fully fitted and offers a generous dining space, perfect for entertaining. The reception room, separate from the open-plan area, features large windows that flood the room with light, enhancing the sense of space and openness.

The unique features of this property include a characterful fireplace that adds a touch of charm and warmth to the home. Off-street parking is available, a valuable asset in such a popular location. The property also features a private garden, a tranquil oasis where you can relax or enjoy outdoor dining.

This property, with its perfect blend of character, comfort, and convenience, is ready to welcome its new owners. Its condition, location, and unique features make it a truly enticing prospect. We invite you to view this property at your earliest convenience, as we anticipate high interest.

**HALLWAY** Ceiling light point, window to front, stairs to first floor.

**LOUNGE** 14' 0" x 10' 0" (4.27m x 3.05m) Laminate flooring, ceiling light point, window to front, two radiators and gas fireplace.

**KITCHEN** 14' 0" x 12' 0" (4.27m x 3.66m) Wall and base units, space for free-standing oven, extractor fan, window to side, window to rear, door to rear garden, sink, boiler, space for fridge/freezer, space for washer/dryer, two cupboards, radiator.

**FIRST FLOOR LANDING** Ceiling light point, loft access via built-in loft ladder, part boarded and insulated.

**BEDROOM ONE** 14' 0" x 10' 0" (4.27m x 3.05m) Laminate flooring, ceiling light point, window to front, radiator, built-in wardrobe.

**BEDROOM TWO** 15' 2" x 9' 0" (4.62m x 2.74m) Laminate flooring, ceiling light point, window to side, window to rear and radiator, storage cupboard above the stairs.

**BATHROOM** 8' 4" x 5' 0" (2.54m x 1.52m) Tiled, shower, toilet, sink, spotlights, window to rear and towel radiator.

**OUTSIDE** Paved, side access and lawned area.

Council Tax Band B - Walsall

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE and Vodafone, limited for Three and O2.



Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 138 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

