



ENGLANDS

3 Hightree Close

Bartley Green, Birmingham, B32 3QP

- **FOUR BEDROOMS**
- **EXTENDED AND IMPROVED**
- **GARAGE AND DRIVEWAY**
- **QUIET CUL-DE-SAC LOCATION**

£239,950

EPC Rating 'D'





Property Description

An extended and improved modern semi-detached residence in a pleasant cul-de-sac location having central heating, double glazing as specified, lounge, breakfast/kitchen, downstairs WC, four bedrooms, bathroom/WC with shower, integral garage and gardens.

Hightree Close leads off Broadhidley Drive, which in turn leads off Adams Hill. It is readily accessible to local amenities including the Queen Elizabeth Medical Centre, Birmingham University, shopping facilities at Northfield and Harborne, also regular transport services leading through to comprehensive city centre, leisure, entertainment and shopping facilities.

The property is set back from the road behind a foregarden area with an established flowerbed with a range of evergreen shrubs and flowers and driveway/parking facilities. An internal inspection is essential and thoroughly recommended to fully





appreciate the accommodation which comprises in more detail:

The entrance door has a porch canopy over and there is an electric light in the porch.

Entrance door with glazed panel leading into:

HALLWAY

Having radiator, wall lights and door into front reception room.

RECEPTION ROOM (FRONT)

15' 5" x 11' 8" (4.709m x 3.581m) Having double glazed Fret style bay window overlooking the front, wall lights, brick feature fireplace with flame effect gas fire and radiator.

KITCHEN

15' 1" x 11' 2" (4.602m x 3.404m) Having tiled floor, two double glazed windows overlooking the rear of the property giving a very light aspect, ceiling light point, wall light, radiator, integrated Neff oven, Neff induction hob with extractor hood over, appliance space for dishwasher, range of wall and base units, 1 and 1/2 bowl stainless steel sink drainer, roll top work surfaces and part complimentary tiling to walls. Also useful walk in storage cupboard with light point. Leading through to:

DINING AREA

7' 11" x 7' 0" (2.433m x 2.136m) Having radiator, wall lights and double glazed UPVC sliding patio door to rear garden.

DOWNSTAIRS WC

Having low flush WC wash hand basin, laminate floor, radiator, ceiling light point and double glazed window.

Separate door through to the garage

STAIRS LEADING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light point, loft hatch for access to a partially boarded loft, also airing cupboard with useful storage space.

BEDROOM ONE (FRONT)

14' 3" x 8' 0" (4.352m x 2.455m) Having double glazed Fret style windows, a range of fitted wardrobes,





radiator and ceiling light point.

BEDROOM TWO (REAR)

11' 9" x 8' 5" (3.583m x 2.578m) Having double glazed Fret style window overlooking the rear, radiator and ceiling light point.

BEDROOM THREE (REAR)

10' 6" max x 7' 11" (3.214m x 2.429m) Having double glazed Fret style window overlooking rear of the property, radiator, ceiling spotlights and a shower cubicle with electric shower and vanity wash hand basin with storage underneath.



BEDROOM FOUR (FRONT)

6' 6" x 9' 7" (1.993m x 2.933m) Having double glazed Fret style window, ceiling light point, wall lights and built in wardrobe plus useful storage cupboard.

BATHROOM

7' 7" x 6' 5" (2.313m x 1.966m) Having panelled bath with electric shower over, pedestal wash hand basin with mixer tap over, low flush WC, opaque double glazed Fret style window, radiator and ceiling spotlights.

OUTSIDE

Garage which houses the 'Ferrolli' gas combi boiler.



REAR GARDENS

Delightful rear garden with paved area, fence panels to three sides and a range of evergreen shrubs and flowers with a tree lined aspect. There is a side access to the front of the property.



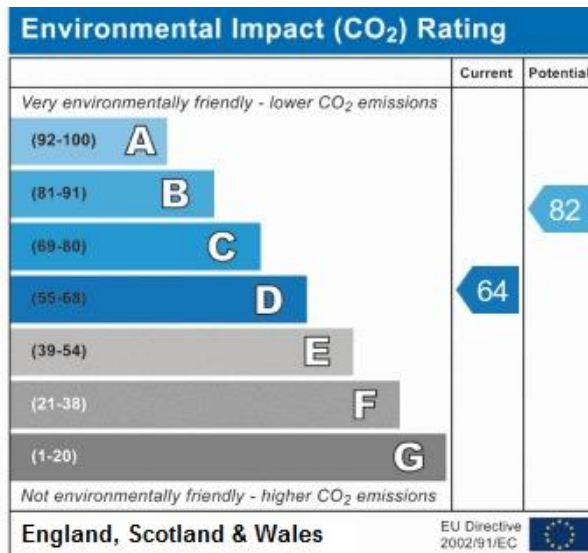
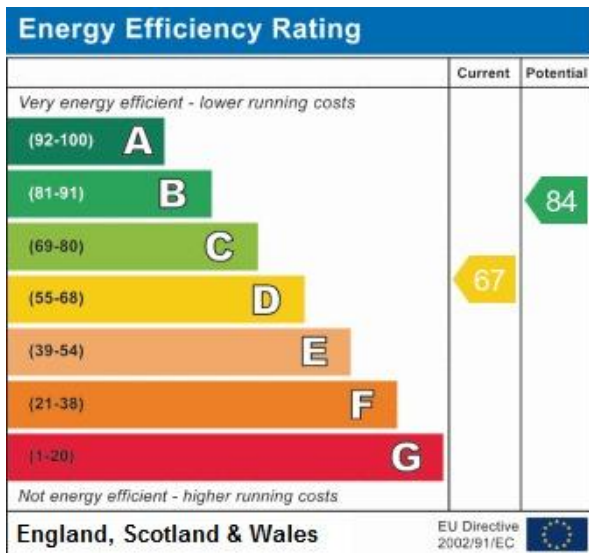
Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists' impression or plans of the property.

A word of advice

We have a number of properties that fail to complete as a result of prolonged delays, which also means that people incur unnecessary costs and anxiety.

Englands recommend that clients use the services of a specialist, whether they are solicitors or mortgage advisers, to help reduce these risks and worries.

Mortgage advice

Englands Estate Agency has chosen to recommend Lang Independent Mortgage Advice Ltd. Ian Lang has given independent mortgage advice from our office in Harborne since 2003. He specialises in providing mortgage and related insurance advice and does not normally charge a fee for his service as he is remunerated in the form of commission from the providers. Please contact Ian Lang on 0121 427 1364 or ian@langimi.com.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Solicitors

Once a sale has been agreed and is in the hands of the Solicitors it is sometimes difficult for the Estate Agents to move things along smoothly and to the satisfaction of the client, therefore from our experience it is extremely important that any firm of Solicitor chosen deals with the work promptly and preferably on a same day basis. The selection of a firm that cannot deal with work promptly can cause transactions to be delayed and at times fail.

We recommend Messrs. England Kerr Hands & Co who have been featured in national newspaper and on Central News for the speed and efficiency of their firm. Please contact them on 0121 427 9898 for further information.

We strongly recommend that you do not use what has been named as 'factory farming' conveyancing based outside the Birmingham area that cannot offer a personal service with firms who cannot guarantee prompt attention.

The sale and purchase of a property is a large investment in a person's life and we recommend the careful selection of your Mortgage Adviser and Solicitor.