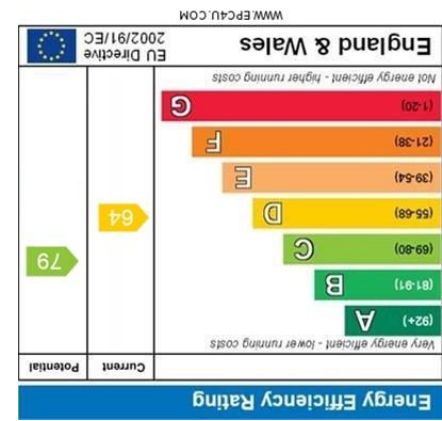


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- CUL DE SAC POSITION
- WELL PLACED FOR SCHOOLS, SHOPS AND TRANSPORT
- CENTRAL HEATING AND DOUBLE GLAZING
- DRIVEWAY PARKING TO SIDE
- SITTING TENANT OFFERED FOR SALE FOR LANDLORDS

Hill Top Close, Great Barr, Birmingham, B44 8JJ

£220,000



Property Description

Offered for sale is this two bedroom modern semi detached house in a cul de sac location with the advantage of driveway and space to side.

Served by gas central heating and having double glazing the property is being offered for sale for landlords to acquire a property with existing tenant.

Well located for all amenities the property offers a great opportunity and in more detail comprises:-

ENTRANCE HALL With double glazed front door, radiator, storage cupboard.

FITTED CLOAKROOM Double glazed window, wash basin and low level wc.

KITCHEN 7' x 7' 8" (2.13m x 2.34m) With double glazed window, stainless steel sink unit, base cupboards and base drawers, gas hob, oven and extractor hood, space for appliances.

ATTRACTIVE LOUNGE/DINER 16' x 13' 10" (4.88m x 4.22m) With double glazed window and double glazed exterior door, radiator, staircase leading off.

FIRST FLOOR LANDING With access to loft.

BEDROOM ONE 8' 3" x 14' (2.51m x 4.27m) With radiator and two double glazed windows to rear.

BEDROOM TWO 7' 2" x 14' (2.18m x 4.27m) With radiator and two double glazed windows to front.

BATHROOM Having a white suite comprising panelled bath with electric shower, tiled splash back, low level wc, wash basin with vanity cupboard, double glazed window and airing cupboard.

OUTSIDE The property stands within lawned garden to the front and rear with tarmac driveway and parking to the side.

Council Tax Band B - Birmingham City Council

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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