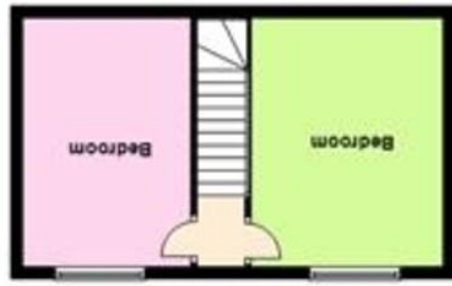


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Second Floor



First Floor

Ground Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	
			82 B

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- SEVEN BEDROOMS
- THREE STOREYS
- SIX DOUBLE BEDROOMS
- GARAGE
- LARGE KITCHEN DINER



Hillcrest Road, Great Barr, Birmingham, B43 6LU | Asking Price Of £530,000



## Property Description

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

Presented for sale is this stunning seven-bedroom semi-detached property in a quiet location, perfect for both families and couples. The property is in immaculate condition, exuding an air of sophistication and elegance that is difficult to resist.

The property boasts a single beautiful reception room, which is graced with large windows, flooding the space with natural light and offering scenic views of the surroundings. The room also features a fireplace, creating a cozy ambiance on cold evenings.

The home offers a modern kitchen, complete with advanced appliances, ensuring all your culinary adventures are a grand success. The kitchen also features attractive wood countertops, adding an element of rustic charm to the space. A dining area is incorporated within the kitchen, making it a social hub for family meals and entertaining guests.

Seven generously sized bedrooms offer plenty of space and comfort, ensuring restful nights for every member of the household. The property benefits from two well-appointed bathrooms, enhancing the convenience of the home.

Unique features of the property include a garage and parking facilities, ensuring secure storage for your vehicles. The home spans across three storeys, offering ample space for all your needs.

Situated near schools and parks, the location is exceptionally family-friendly and offers plenty of opportunities for recreational activities within a stone's throw from your doorstep.

This property combines style, comfort, and functionality, and is ready to become the perfect home for its new owners. Schedule a viewing today to fully appreciate what this magnificent home has to offer.

**PORCH** With UPVC front door with matching side screens, spotlight, laminate flooring and further door into:-

**HALLWAY** With laminate flooring, ceiling light point, radiator, stairs to first floor, understairs storage and door to:-

**LIVING ROOM** 19' 4" MAX x 12' 2" (5.89m x 3.71m) Having bay window to front, ceiling light point, wood flooring, radiator and built in gas fireplace.

**KITCHEN DINING ROOM** 29' 6" x 15' 8" MAX (8.99m x 4.78m) Having wall and base units, sink, window to rear, gas oven, gas hob, extractor fan, built in fridge freezer, built in dishwasher, wooden work surfaces, tiled, spotlights throughout, two radiators and dining area having window and door to rear and further living space for sofa and TV.

**UTILITY ROOM** 8' 4" x 8' 2" (2.54m x 2.49m) Having ceiling light point, door to rear, radiator, tiled, space for washing machine and white goods, sink, boiler and door to:-

**DOWNSTAIRS BATHROOM** Having WC, sink, tiled walls and floor, radiator and electric shower.

### FIRST FLOOR LANDING

**BEDROOM ONE** 13' 4" x 9' 4" (4.06m x 2.84m) Having built in wardrobes, ceiling light point, bay window to front and radiator.

**BEDROOM TWO** 13' 2" x 12' 4" (4.01m x 3.76m) Having laminate flooring, ceiling light point, radiator and window to rear.

**BEDROOM THREE** 11' 6" x 9' 8" (3.51m x 2.95m) Having ceiling light point, radiator and window to rear.

**BEDROOM FOUR** 12' 6" x 9' 8" (3.81m x 2.95m) With ceiling light point, laminate flooring, window to rear and radiator.

**BEDROOM FIVE** 8' 2" x 6' 6" (2.49m x 1.98m) Having ceiling light point, radiator and window to rear.

### SECOND FLOOR LANDING

**BEDROOM SIX** 12' 6" x 10' 4" (3.81m x 3.15m) Having ceiling light point, radiator and window to rear.

**BEDROOM SEVEN** 15' 8" x 12' 6" (4.78m x 3.81m) Having built in wardrobes, ceiling light point, radiator, window to rear and built in eaves storage.

**OUTSIDE** Rear garden having paved patio, railings surround and stairs down to further patio area with stairs down to further garden area with grass area and garden shed. Vendors have confirmed the garden is south facing.

Council Tax Band D Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for EE, O2, Vodafone Limited for Three and data available likely for EE Limited for Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 190 Mbps. Highest available upload speed 27Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openreach

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.

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