

## **88 HILLFIELD ROAD, SPARKHILL, B11 3LJ**

### **OFFERS OVER £140,000**

- Well Maintained
- Hallway
- Kitchen
- Three Bedrooms
- Double Glazed
- Mid Terrace
- Two Reception Rooms
- Ground Floor Shower Room
- Central Heating
- Paved Rear Garden

A well maintained property in a popular and much sought after location, within walking distance to the main Stratford Road and several local schools, shopping centre, local park and leisure facilities. This mid terraced property which would make an ideal first time home briefly comprises; Hallway, Two Reception Rooms, Fitted Kitchen, Refitted Shower Room and Three Bedrooms. The property also benefits from being fully centrally heated and double glazing, as well as a paved rear garden. Call today so as not to miss out!

### Approach

Set back behind a walled garden with paved pathway leading to UPVC double glazed door into;

### Hallway

Having laminate flooring, wall light, power points and doors leading off to;

### Front Reception

**7'8 x 13'8 (into bay) (2.34m x 4.17m (into bay))**

Having UPVC double glazed bay window overlooking the front aspect, central heating radiator, ceiling and wall light points and power points.

### Rear Reception

**11'1 x 12'5 (3.38m x 3.78m)**



Having UPVC double glazed window overlooking the rear aspect, central heating radiator, understairs storage cupboard, ceiling and wall light points, power points, door with stairs to the the first floor and further door into;

### Kitchen

**5'11 x 9'1 (1.80m x 2.77m)**



Having being fitted with a selection of base, wall and drawer units with complementary work surface over incorporating single drainer stainless steel sink unit with mixer tap over, tiling to splash prone areas, integrated gas hob, electric oven and extractor unit over, plumbing and space for washing machine and space for further appliance. UPVC double

glazed window overlooking the side aspect, ceiling spotlights, power points and access to;

### Inner Lobby

**5'11 x 2'6 (1.80m x 0.76m)**

Having space for fridge freezer, UPVC double glazed door leading to the rear garden and further door into;

### Refitted Shower Room

**6'10 x 5'9 (2.08m x 1.75m)**



Having recently being refitted with a three piece suite comprising of; corner shower cubicle with bar shower, vanity unit with inset wash hand basin, low level flush w.c and complementary ceramic tiling to full height throughout and flooring. UPVC obscured double glazed window overlooking the side aspect, heated towel rail, cupboard housing 'Ideal' combi boiler and ceiling light point.

### Landing

Having doors leading off to;

### Bedroom One

**11'1 x 11'1 (3.38m x 3.38m)**



Having UPVC double glazed window overlooking the front aspect, central heating radiator, ceiling light point and power points.



### Bedroom Two 11'1 x 12'5 (3.38m x 3.78m)



Having UPVC double glazed window overlooking the rear aspect, central heating radiator, over stairs storage cupboard, ceiling light point and door leading off to;

### Bedroom Three 6'0 x 9'10 (1.83m x 3.00m)



Having UPVC double glazed window overlooking the rear aspect, central heating radiator, ceiling light point and power point.

### Rear Garden



Being paved throughout, fencing to perimeters and gated rear access.

### Nearby Schools

The following schools are local to the property; English Martyrs R.C School, St Johns Primary School, Al-Furqan Primary School, Arden Primary School, Yardleys Secondary School, Moseley School and Sixth Form College and Hall Green School.

### Viewing

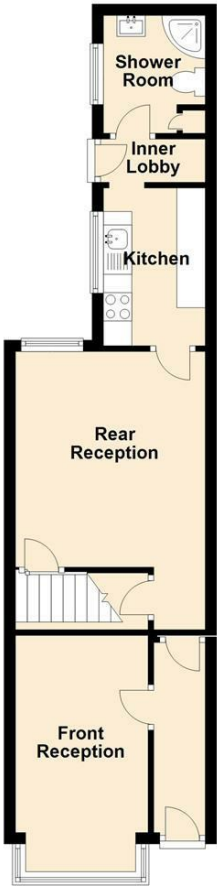
By appointment only please with the Sheldon office.

### Property to Sell?

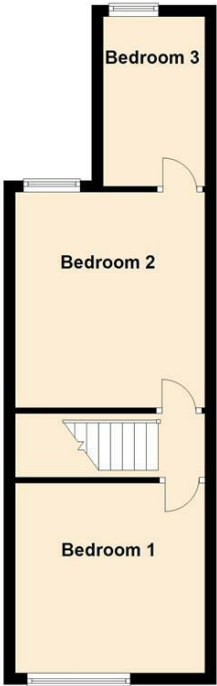
If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

Floor Plan

Ground Floor  
Approx. 39.5 sq. metres (425.4 sq. feet)



First Floor  
Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.7 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

DRAFT SALES PARTICULARS

Please note that these sales particulars have not yet been verified by the vendor, therefore they may not be factually correct.

MEASUREMENTS

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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