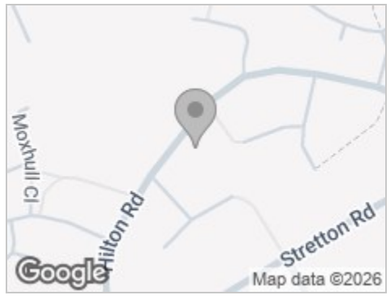
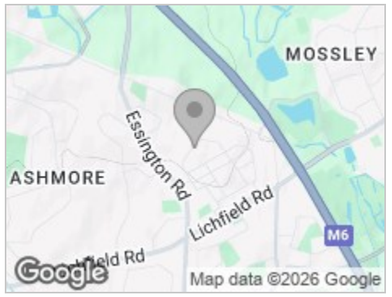
Road Map



Hybrid Map

Terrain Map



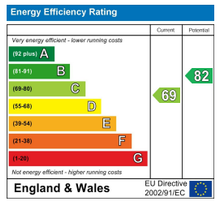
Floor Plan

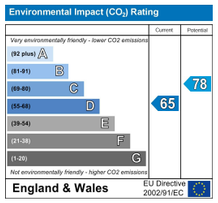
Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs





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52 Hilton Road

, Willenhall WV12 5XW

£1,100 Per Calendar Month

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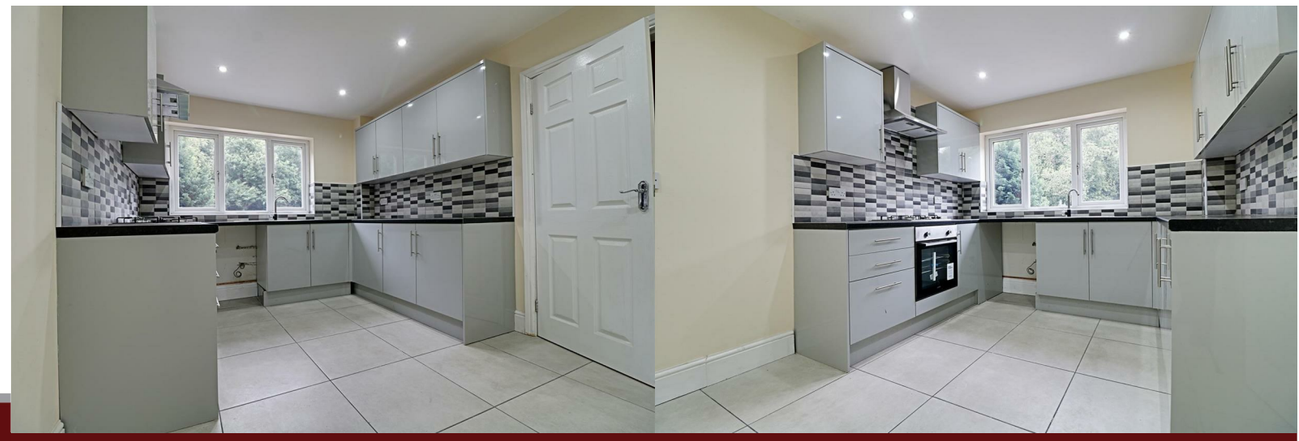

52 Hilton Road

, Willenhall WV12 5XW

£1,100 Per Calendar Month

FULL DESCRIPTION
Of deceptively spacious internal proportions, this modern two storey end town house has been fully refurbished to a high standard, and is offered with immediate availability.

Boasting
brand new kitchen and bathroom fittings, together with re-decoration and re-carpeting throughout, the property will also benefit from the creation of off road parking, once permission has been granted for lowering of the curb.

Situated
within easy walking distance of nearby shopping facilities at The Square, New Invention, the property is also well served by the nearby Beacon Infants and Primary School. Frequent and regular public transport services are also available close by, together with places of public worship. Nearby Junction 11 of the M6 Motorway also affords easy commuting to Birmingham City Centre and the surrounding area provides numerous sporting, social and recreational facilities to be enjoyed within your leisure time.

The
gas centrally heated and PVCu double glazed accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED STORM PORCH
has a ceramic tiled floor, double panel radiator with thermostatic valve, wall mounted lantern light and PVCu double glazed entrance door opening into the;-

WELCOMING RECEPTION HALLWAY
having an easy rise staircase to the first floor, useful understairs storage space, single panel radiator and doors radiating to the following;-

GUESTS CLOAKS/WC
having a modern white suite comprised of low level WC, corner wash hand basin and PVCu double glazed window to the front aspect.

RE-FITTED BREAKFAST KITCHEN measuring
18'4" x 9'5" (5.6m x 2.88m)
the kitchen area having been comprehensively re-equipped in a range of light Grey gloss base and wall cupboards, having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, plumbing connections for automatic washing machine, a Lamona four ring gas hob with extractor hood over and fan assisted electric oven beneath, ceramic floor tiling together with splash back areas, PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve and ample dining table space.

FULL WIDTH REAR LOUNGE measuring
15'8" x 10'7" (4.8m x 3.25m)
having a double panel radiator with thermostatic valve, and PVCu double glazed French doors leading to the rear terrace.

ON THE FIRST FLOOR

A WELL LIT CENTRAL LANDING AREA
with access panel to the loft space, and doors radiating to the following;-

REAR BEDROOM ONE measuring
14'7" x 8'8" (4.45m x 2.65m)
having a single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

FRONT BEDROOM TWO measuring
14'7" x 8'8" (4.45m x 2.65m)
having a single panel radiator with thermostatic valve and PVCu double glazed window to the front aspect.

REAR BEDROOM THREE measuring
9'8" x 6'6" (2.95m x 2m)
having a single panel radiator with thermostatic valve and PVCu double glazed window to the front aspect.

FULLY TILED FAMILY BATHROOM/WC
having a contemporary white suite comprised of panelled bath, pedestal wash hand basin, low level WC, chromium heated towel rail, ceramic floor tiling, extractor fan and PVCu double glazed window to the front aspect.

BUILT IN AIRING CUPBOARD
housing the Heatline combination/condensing boiler.

OUTSIDE
to the front of the property there is a lawned fore garden currently having a pedestrian footpath only. Planning permission has been applied form to lower the curb, in order to provide vehicular access and to create off road parking. The rear garden is fully enclosed having a paved patio, small lawn area, together with brick built garden store and pedestrian gated entrance to the rear right of way.

GENERAL INFORMATION
COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band D.

SERVICES: All mains services are assumed to be connected to the property.