



£250,000

**Hilderstone Road, Birmingham,
B25 8LA**

- Extended Semi Detached Home
- Ideal Family Home
- Lounge & Sitting Room
- Kitchen
- Three Double Bedrooms
- Family Bathroom
- Gated Driveway
- Rear Garden
- Close to Local Schools, Shops and Transport Links
- Early Viewing Essential

EPC Rating

Current: D
Potential: B

Council tax band

Band = B

**** EXTENDED SEMI DETACHED HOME
** THREE BEDROOMS ** IDEAL FAMILY
HOME ** BEAUTIFULLY PRESENTED **
DRIVEWAY ****

AN OPPORTUNITY TO PURCHASE AN EXTENDED, FAMILY HOME WHICH IS SITUATED IN A POPULAR LOCATION IN YARDLEY!! SITUATED ON HILDERSTONE ROAD, YARDLEY EARLY VIEWING IS ESSENTIAL.

This semi detached house is accessed via a GATED DRIVEWAY with dropped kerb providing parking and leading to :- hallway, LOUNGE, SITTING ROOM, KITCHEN and rear garden to the ground floor. To the first floor there are THREE DOUBLE BEDROOMS and FAMILY BATHROOM.

The property benefits from central heating & double glazing (both where specified).

Energy Performance Rating D

APPROACH

Access is gained via gated driveway leading to :

Hallway

Central heating radiator, stairs to the first floor and door to:

Lounge

15'8" x 8'11" (4.78m x 2.72m)

Double glazed window to front and central heating radiator.

Kitchen

16'0" x 6'4" (4.88m x 1.93m)

Double glazed window to rear, door to garden. fitted with a range of matching wall base and drawer units with work surface over, stainless steel sink and drainer with mixer tap over, oven hob and extractor. Door to:

Sitting Room

13'4" x 12'10" (4.06m x 3.91m)

FIRST FLOOR

Loft access and doors off:

Bedroom

12'10" x 9'2" (3.91m x 2.79m)

Two double glazed windows to front and central heating radiator

Bedroom

15'2" x 9'1" (4.62m x 2.77m)

Double glazed window to front and rear and central heating radiator.

Bedroom

10'7" x 8'4" (3.23m x 2.54m)

Double glazed window rear and central heating radiator.

Bathroom

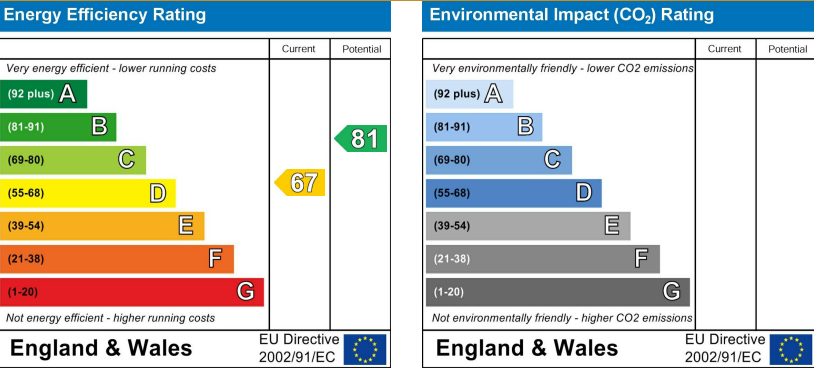
7'8" x 7'5" (2.34m x 2.26m)

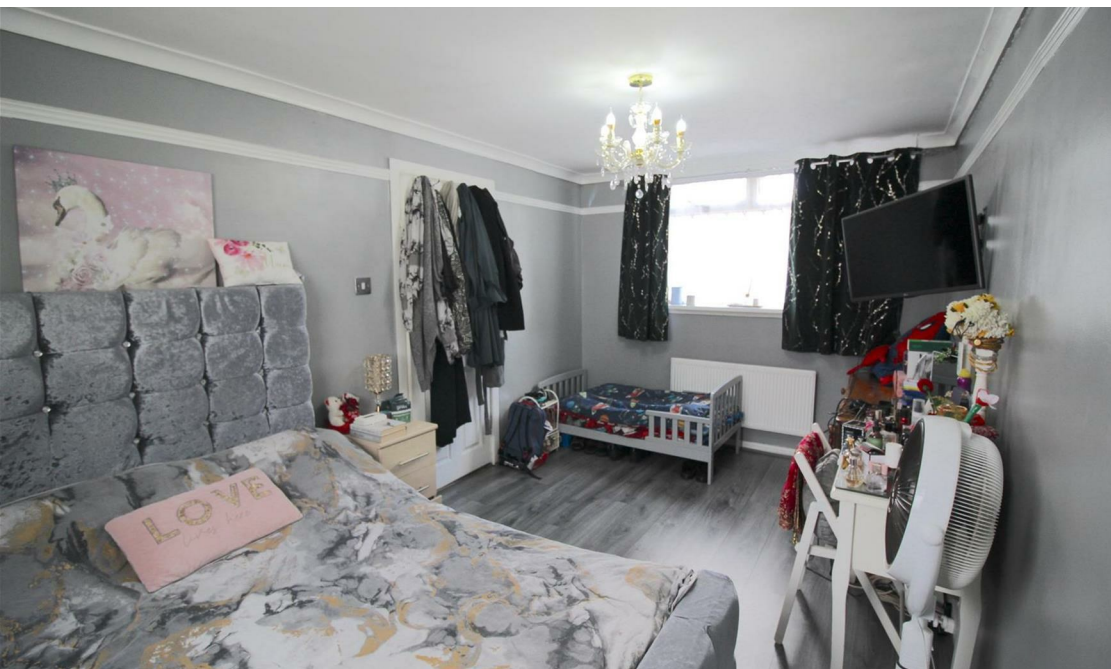
Double glazed frosted window to rear, suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin and heated towel rail.

OUTSIDE

Rear Garden

With side access and being paved





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