



Offers Over £160,000

Hillaries Road, Erdington, Birmingham, B23 7QP

** IN NEED OF MODERNISATION ** NO CHAIN ** TWO DOUBLE BEDROOMS ** GARAGE **

This END TERRACE property is in need of modernisation and work through out but has the benefit of double glazing and central heating. The property comprises of a front garden area (large enough to convert to a driveway) canopied entrance porch with storage to one side, entrance hallway, kitchen to the front and lounge to the rear. To the first floor there are the two double bedrooms and a family bathroom. The property also benefits from a private rear garden and a garage set in a bloc with two other garages behind a secure gated shared access driveway. Energy Efficiency Rating:- C

Front Garden

Mature shrubbery borders with an opening to the front leading through to the paved pathway which also runs across the front of the property giving access to the shared driveway to the right of the property. Decorative stone covered front garden with decorative edging in places, opening to:-

Canopied Porch

The canopied porch is open to the front and to one side, the other side has a storage cupboard and a double glazed door leading to:-

Entrance Hallway

Stairs rising to the first floor landing area, wood effect flooring, and doors to:-

Lounge

17'5" x 12'7" (5.31m x 3.84m)

Double glazed picture window to the rear, a set of double glazed sliding patio doors also to the rear allowing access to/from the rear garden area. Two radiators, under

stairs storage cupboard, and a wood effect fire surround with a stone effect back over hearth and coal effect electric fire.

Kitchen

11' x 7'11" (3.35m x 2.41m)

Range of wall mounted and floor standing base units with an open design display unit incorporated. Work surface over housing a sink and drainer unit inset with a mixer tap over. Partly tiled walls, wood effect flooring, plumbing for a washing machine and a double glazed window to the front.

FIRST FLOOR

Landing

Loft access via the hatch area, and doors to:-

Bedroom One

14'2" x 9'10" (4.32m x 3.00m)

Double glazed window to the front, radiator, and a built in storage area over the stairs that also houses the boiler

Bedroom Two

10'9" x 10'5" (3.28m x 3.18m)

Double glazed window to the rear, and a radiator.

OUTSIDE

Bathroom

6'7" x 5'5" (2.01m x 1.65m)

Suite comprised of a panelled bath with a boiler fed shower over, low flush WC, and a pedestal wash hand basin. Partly tiled walls, wood effect flooring, radiator, and a double glazed window to the rear.

Rear Garden

Fence borders with an access gate to the side leading into the gated secure garage area, paved rear garden,

En-Bloc Garage

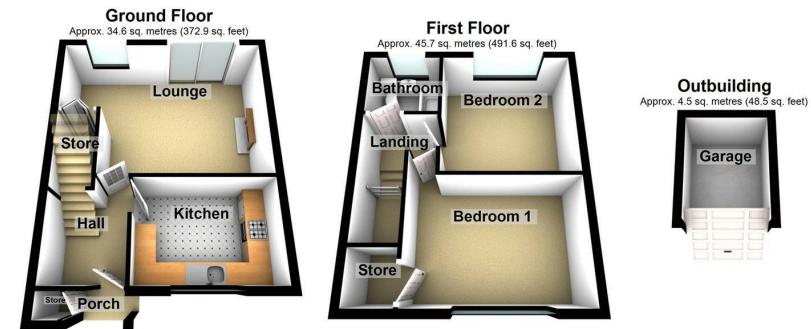
The property has the benefit from a detached en-bloc garage with an up and over door to the front giving access from the shared gated driveway.

FURTHER INFORMATION



DISCLAIMER

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.



Total area: approx. 84.8 sq. metres (912.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	70
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	