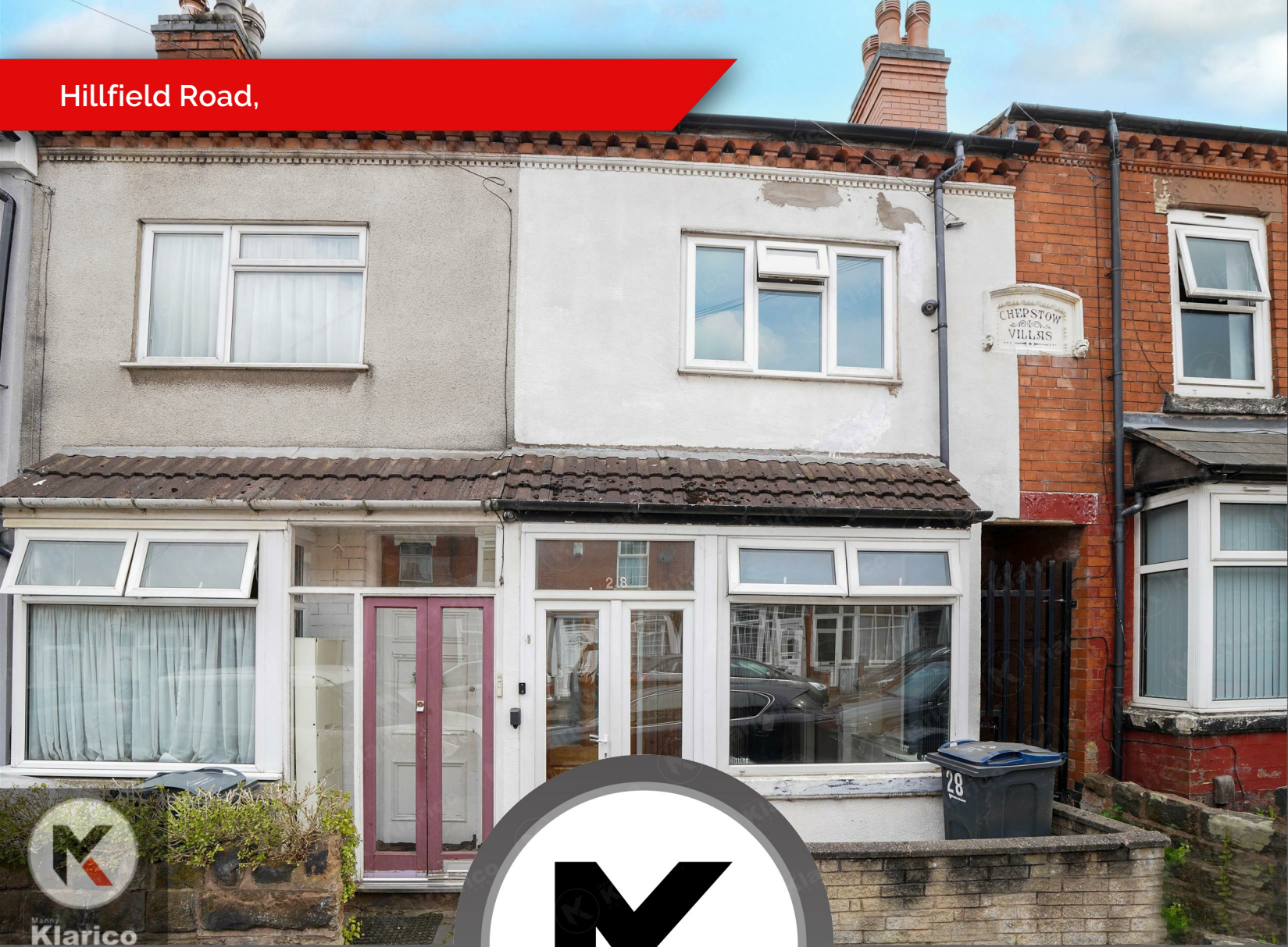


Hillfield Road,



3 2 1 E

£190,000



# Hillfield Road,

- Terrace
- Ideal Family Home
- On Street Parking
- Chain Free
- 3 Bedrooms
- Double Glazed
- Gas central Heating
- Ideal Buy To Let

Tenure: Freehold  
Council Tax Band:

Nestled on the charming Hillfield Road in Birmingham, this delightful mid-terrace house presents an excellent opportunity for families seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining guests. The double-glazed windows throughout the home ensure a warm and quiet environment, enhancing your living experience. The layout is practical and functional, making it easy to create a space that reflects your personal style.

The property features a well-appointed bathroom, catering to the daily needs of the household. The kitchen, while not specified, offers ample potential for culinary creativity, allowing you to design a space that suits your cooking preferences.

On-street parking is available, providing convenience for residents and visitors alike. The location on Hillfield Road is ideal for families, with local amenities, schools, and parks within easy reach, ensuring that everything you need is just a short distance away.

This mid-terrace house is not just a property; it is a place where memories can be made and cherished. Whether you are a first-time buyer or looking to settle down with your family, this home offers a wonderful blend of comfort and practicality. Do not miss the chance to make this charming house your new family home.

## Directions

**Front Garden**  
brick paving with on street parking

### Porch

**Living Room**  
**3.50 x 3.44 (11'5" x 11'3")**  
Double glazed window to front, laminate flooring, wall mounted radiator, skirting board, ceiling light, coving, chimney breast, fireplace

**Family Room**  
**3.69 x 3.46 (12'1" x 11'4")**  
Double glazed window to rear, laminate flooring, skirting board, ceiling light, chimney breast, fireplace, wall mounted radiator

**Kitchen**  
**4.46 x 1.99 (14'7" x 6'6")**  
Double glazed window to side, splashback tiles, tiled flooring, ceiling light, fitted storage units, extractor hood, integrated oven/grill, skirting board, drainer sink with mono tap

**Bathroom**  
**2.17 x 1.77 (7'1" x 5'9")**  
Privacy double glazed window to side, tiled flooring, tiled walls, extractor fan, bath tub with shower curtain, wash basin with mixer tap, toilet, heated towel rail, skirting board, ceiling light

**Bedroom 1**  
**3.50 x 4.04 (11'5" x 13'3")**  
Double glazed window to front, carpet, skirting board, wall mounted radiator, ceiling light

**Bedroom 2**  
**3.76 x 4.04 (12'4" x 13'3")**  
Double glazed window to rear, wall mounted radiator, carpet, skirting board, ceiling light

**Bedroom 3**  
**3.10 x 1.78 (10'2" x 5'10")**  
Double glazed window to rear, skirting board, ceiling light, wall mounted radiator, carpet

**Rear Garden**  
fenced boundaries with tiled flooring





Hillfield Road,



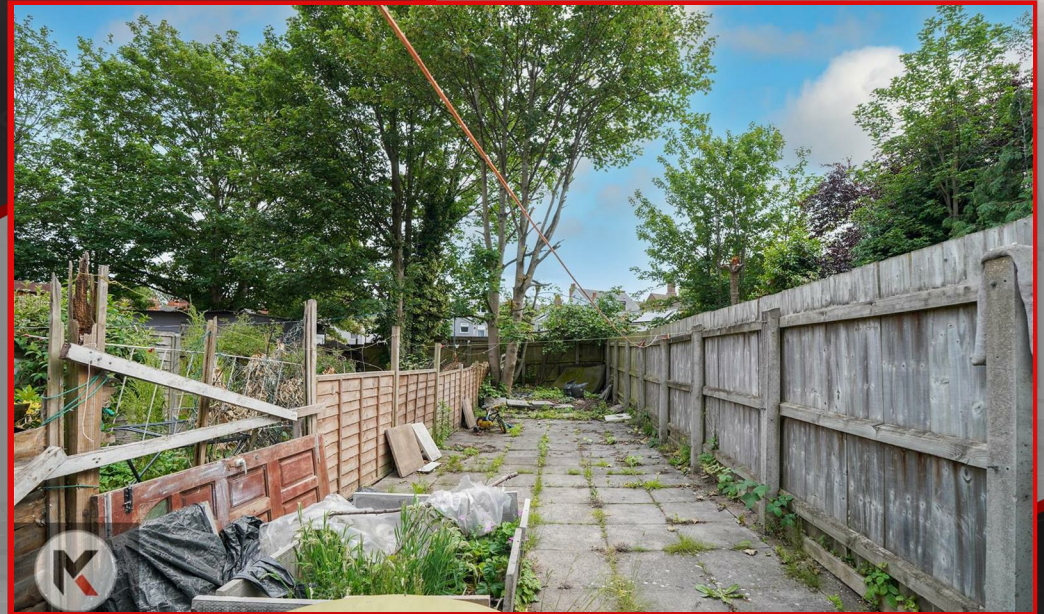


Hillfield Road,





Hillfield Road,





Hillfield Road,



Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 86.1 sq. metres (926.5 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B		75	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	54		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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