



63 Hill Top Road, Northfield, Birmingham, B31 5AN

£265,000

- Three Bedrooms
- Side Storage Area
- Kitchen
- EPC Rating: D
- Through Lounge/Dining Room
- Pleasant Good Size Rear Garden With Summer House
- Driveway Parking
- Conservatory
- Downstairs Shower Room & Upstairs Bathroom
- Council Tax Band: C

63 Hill Top Road, Birmingham B31 5AN

A well presented extended three bedroom semi-detached house with through lounge, two bathrooms, kitchen, conservatory, drive, rear garden with summer house, situated in a popular location in Northfield, Birmingham



Council Tax Band: C



DESCRIPTION

The property in brief comprises, hall, downstairs shower room with wc, vanity sink unit, and heated towel rail, under stairs storage cupboard, through lounge/dining room with bay window, sliding patio doors into conservatory, kitchen having a range of wall & base units, four ring gas hob, electric oven, extractor, door into side storage area.

Stairs to first floor landing, master bedroom with built in wardrobe, double bedroom two with built in wardrobe, bedroom three, bathroom comprising wc, hand wash basin, bath with shower over, part tiled walls and tiled walls.

OUTSIDE

The front of the property has a drive providing off road parking.

The property benefits from having a pleasant rear garden having lawn, paved patio, flower beds and borders, trees, bushes, grape vines, fish pond, storage shed, summer house and fenced boundaries.

LOCATION

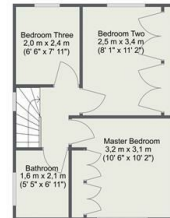
Hill Top Road is situated in a very pleasant sought after road in Northfield, and is conveniently situated to all the local amenities and shopping centre. There are excellent transport links via buses and trains into Birmingham City Centre. The M5 motorway connection is easily accessed on the A38 Bristol Road South to Junction 4.

TENURE

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.



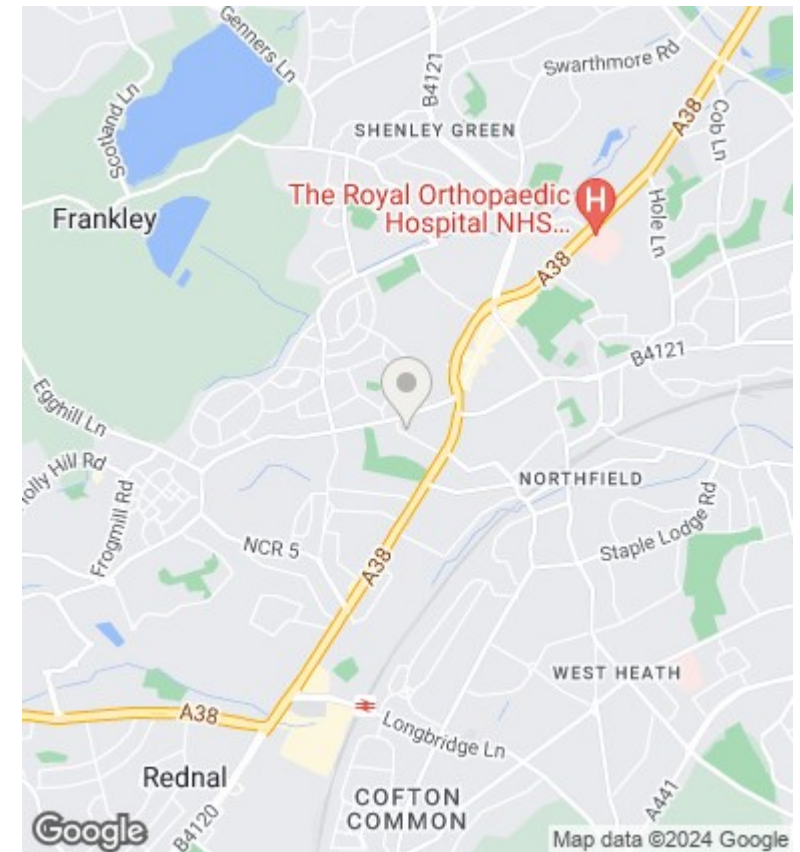
Hill Top Road
First Floor



Ground Floor



Total area approx: 112.9M2 / 12155sq Ft
For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plans and images supplied by PropertyPhotography Ltd.



Directions

The property is in Northfield. Postcode is B31 5AN

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	