



90 Gillott Road, Birmingham, B16 0ES  
Or Nearest Offer £850,000

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## Or Nearest Offer £850,000



### Property Overview

Situated in a prime location with excellent access to Edgbaston and Birmingham city centre, this exceptionally spacious property is not to be missed.

#### Accommodation

**Ground Floor:** Four double bedrooms (one with en-suite), a generous living room with access to the rear garden, a large kitchen with utility space, an additional utility room, a bathroom, separate WC, and cellar access.

**First Floor:** Seven further double bedrooms (one with en-suite), three separate WCs, two shower rooms, and a bathroom.

**Second Floor:** Five double bedrooms, two separate WCs, one shower room and bathroom.

#### Externally

The property boasts a substantial rear garden with gated access to Edgbaston Reservoir and potential to create up to ten parking spaces (subject to planning). On-road parking is also available with no restrictions. Additional benefits include gas central heating throughout.

#### Development Potential

This property represents an outstanding development opportunity, lending itself to conversion into self-contained apartments or a large professional HMO (subject to planning).

#### Location

Ideally positioned on Gillott Road, the property offers fantastic transport links, with Birmingham New Street station less than a 15-minute drive away and easy access to the M5 motorway. Residents can also enjoy nearby green spaces including Edgbaston Reservoir, Dears Leap Wood, and Summerfield Park, all within walking distance. For dining and leisure, a wide range of bars and restaurants are just a short drive away.

This is truly a rare opportunity to acquire a substantial property with excellent potential in a highly sought-after location.

### Area Description - Edgbaston

Edgbaston is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 3 miles southwest of the city centre and is easily accessible by public transport, including buses and trains.

Edgbaston is known for its affluent character and has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Cannon Hill Park and the Edgbaston Reservoir. The suburb has a number of cultural and recreational facilities, including the Edgbaston Cricket Ground and the Birmingham Botanical Gardens.

In terms of proximity to Birmingham city centre, Edgbaston is relatively close and easily accessible by public transport. The journey from Edgbaston to the city centre by train takes around 10 minutes. There are also regular bus services between the two locations.

### Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.

- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

### Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore,

Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

### TENURE

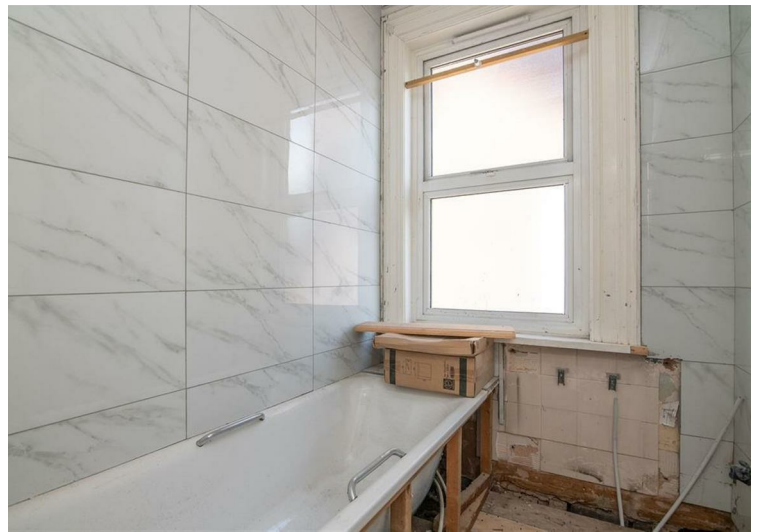
Freehold

### POSSESSION

Vacant

### VIEWING

Viewing strictly by appointment through Genie Homes







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	71
England & Wales		EU Directive 2002/91/EC



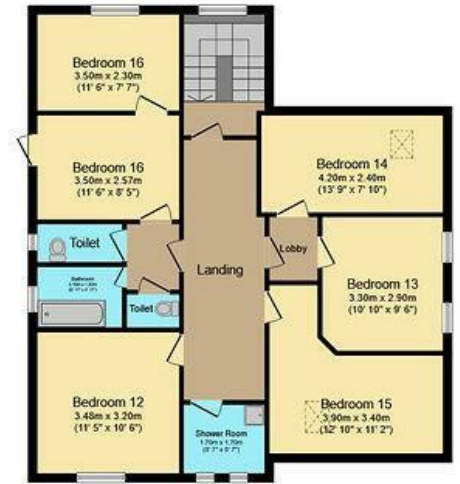
**Ground Floor**

Floor area 154.3 sq.m. (1,661 sq.ft.)



**First Floor**

Floor area 137.7 sq.m. (1,482 sq.ft.)



**Second Floor**

Floor area 99.6 sq.m. (1,073 sq.ft.)

**Total floor area: 391.6 sq.m. (4,216 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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