



Hillman Grove, Birmingham





Property Description

Burchell Edwards are delighted to offer this three bedroom end of terrace property on Hillman Grove in Smiths Wood (B36). Briefly comprising a lounge, kitchen diner, downstairs WC, three bedrooms and family bathroom.

The property would make an ideal purchase for first time buyers or an investment opportunity as it is superbly located, situated in a sought after location with good transport links and local shops/amenities. Although the property may be in need of some modernisation, it has plenty of potential including gardens to both the front and rear.

The property falls within a great catchment area for local Schools and has easy transport links to the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Storage cupboard and cupboard housing meters.

Entrance Hallway

Stairs to first floor accommodation and carpet.

Guest W.C

Window to front elevation, W.C and vinyl flooring.

Lounge

15' 1" max into recess x 9' 9" (4.60m max into recess x 2.97m)
Window to front elevation and carpet.

Kitchen/ Diner

9' 9" x 15' 9" (2.97m x 4.80m)
Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine and carpet.

Landing

Carpet, storage cupboard and loft access via hatch.

Bedroom One

12' 3" x 9' 4" (3.73m x 2.84m)

Double glazed window to front elevation and carpet.

Bedroom Two

10' 2" x 9' 6" max into door recess (3.10m x 2.90m max into door recess)

Double glazed window to rear elevation, carpet and storage cupboard.

Bedroom Three

7' 11" x 8' 3" (2.41m x 2.51m)

Double glazed window to rear elevation and carpet.

Bathroom

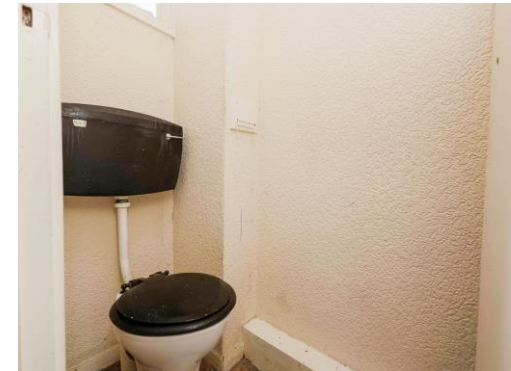
Double glazed window to front elevation, wash hand basin, W.C, bath with shower over, airing cupboard and vinyl flooring.

Rear Garden

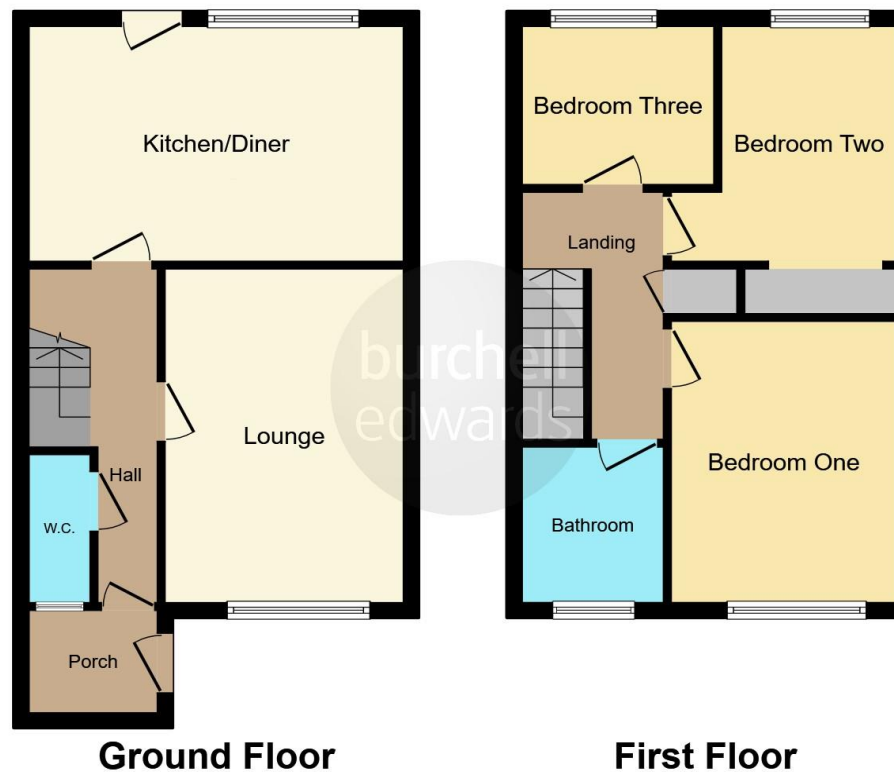
Lawned area with pathway to front door.

Front Garden

Patio area, laid to lawn, brick built storage shed, bushes, shrubs and fencing to boundaries.







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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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