PAUL CARR Estate Agents Sales & Lettings

Four Oaks | 0121 308 3737 | Fouroaks@paulcarrestateagents.co.uk



Hillmorton Road, Sutton Coldfield, B74 4SG

Auction Guide Price £230,000

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This semi-detached bungalow is offered with NO onward chain and presents an excellent opportunity for modernisation.

Well maintained throughout, it offers spacious accommodation and great potential to create a home tailored to your own taste. A well-kept home with fantastic scope for improvement in a desirable setting. The property features a bright living room, a kitchen with side access, two bedrooms, with bedroom one enjoying access to the garden. The bathroom and garage to the rear complete the accommodation.

The property lies within the catchment of a good choice of schooling for both primary and secondary age groups, all within convenient walking distances. Mulberry Walk in Mere Green, with its host of facilities, restaurants, cafes and amenities, together with Sutton Park, are close by, easily accessible on foot or by car.

The property is also within walking distance of both a local bus service and Butlers Lane train station (5 minute walk). The nearest train station on foot is Butlers Lane, or by car there is a choice of Blake Street and Four Oaks Train Stations which all offer direct links into Birmingham & Lichfield City Centres.













Property Specification

NO UPWARD CHAIN
In need of modernisation
2 Generous bedrooms
Kitchen
Bright living room





Porch 1.31m (4'4") x 1.03m (3'4")

Living Room 3.75m (12'4") x 3.63m (11'11") max

Kitchen 5.31m (17'5") x 2.64m (8'8")

Hall 2.32m (7'7") x 0.83m (2'9")

Bathroom 2.32m (7'7") x 1.71m (5'7")

Bedroom 1 3.90m (12'10") x 3.75m (12'4")

Bedroom 2 3.03m (9'11") x 2.64m (8'8")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 29th June 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

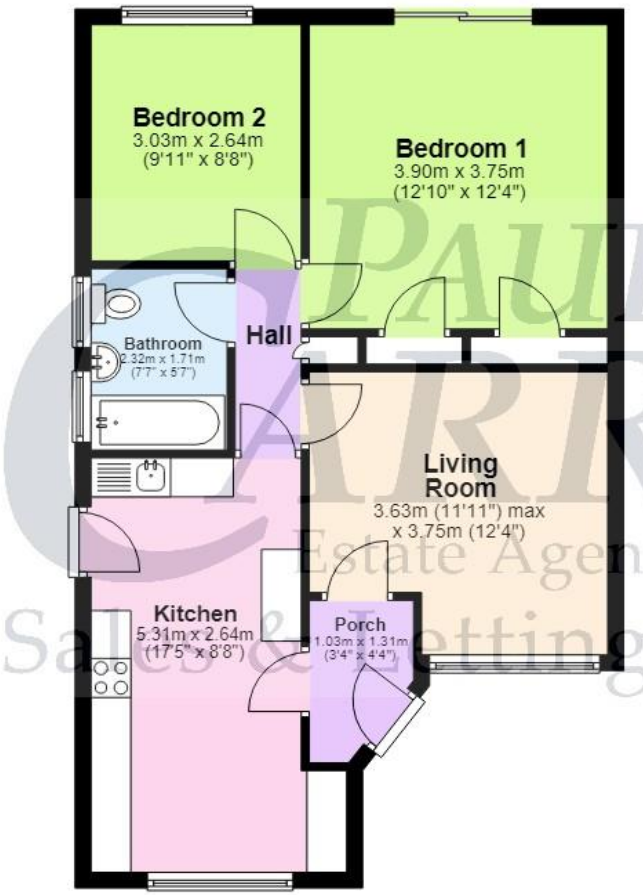
Viewer's Note:

Services connected: Gas, electric, water & Drainage
Council tax band: D
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor

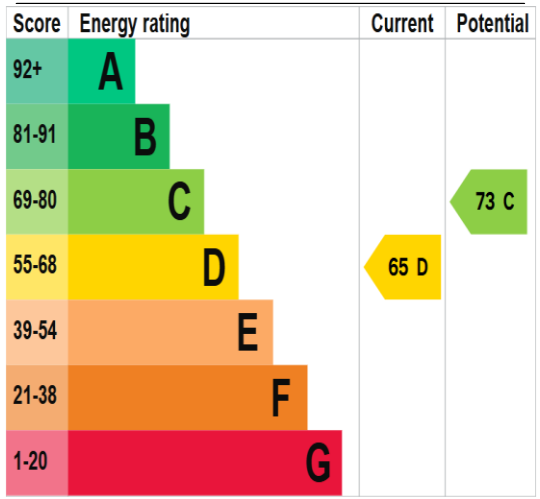


Total area: approx. 62.2 sq. metres (669.0 sq. feet)

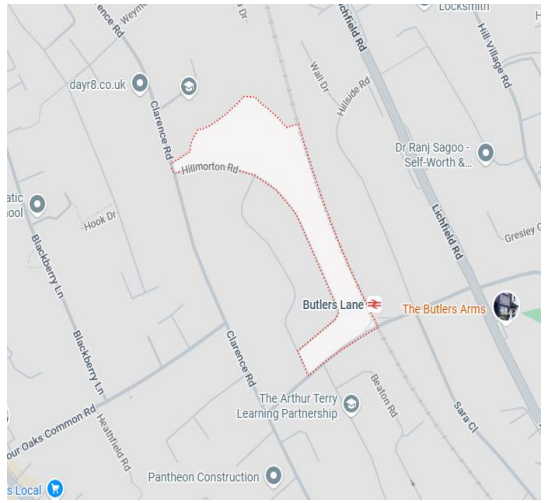
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating



Map Location



OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman