

**ON BEHALF OF THE TRUSTEE IN
BANKRUPTCY**

**VACANT 7 BEDROOM PROPERTY
REQUIRING REFURBISHMENT
THROUGHOUT**

**242 Short Heath Road,
Birmingham, B23 6JY**

Asking £180,000

CONTACTS

Amy Selfe

T: 0161 710 2010

E: amy.selfe@landwoodgroup.com



**LANDWOOD
GROUP**

Settle into Your SURROUNDINGS

LOCATION

Situated on Short Heath Road in the popular Stockland Green/Erdington area of north Birmingham, the property occupies a convenient location with an excellent range of everyday amenities close by. The area offers a variety of local shops, supermarkets, cafés and services, while nearby Erdington and Wylde Green provide a wider selection of retail, leisure and dining options.

Excellent transport links include regular bus services along Short Heath Road, with Erdington railway station approximately one mile away, providing direct services into Birmingham city centre. The nearby A38(M), M6 and Birmingham ring road also offer convenient motorway access.

There are also a number of nearby green spaces and recreational facilities, with Sutton Park, Pype Hayes Park and Brookvale Park all within easy reach, providing opportunities for walking, cycling and outdoor leisure.





242 Short Heath Road, Birmingham, B23 6JY

DESCRIPTION

The property is arranged as a two storey semi detached 7 bedroom HMO. To the ground floor there are four bedrooms, two WCs and an open plan kitchen. A central staircase leads to the first floor, where there are a further three bedrooms and an additional WC. The property is vacant and requires a comprehensive refurbishment throughout.

The property extends to 1,112sq.ft.

FURTHER INFORMATION

The property is currently arranged as a 7 bedroom HMO but there is no planning to confirm this use. The property is vacant and requires refurbishment throughout.

TENURE INFORMATION

The property is held freehold title number WM772549.

COUNCIL TAX

Band B– Annual Charge for 2025/2026 is £1,739.89

EPC

D.

PRICE

Seeking offers in the region of £180,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

CONTACT US TO ENQUIRE



Colman Bernard

Graduate Surveyor

T: 0161 967 0122

E: colman.bernard@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.