

Grove.

FIND YOUR HOME



4 Mill Hill
Bearwood,
West Midlands
B67 6HR

Offers In The Region Of £230,000

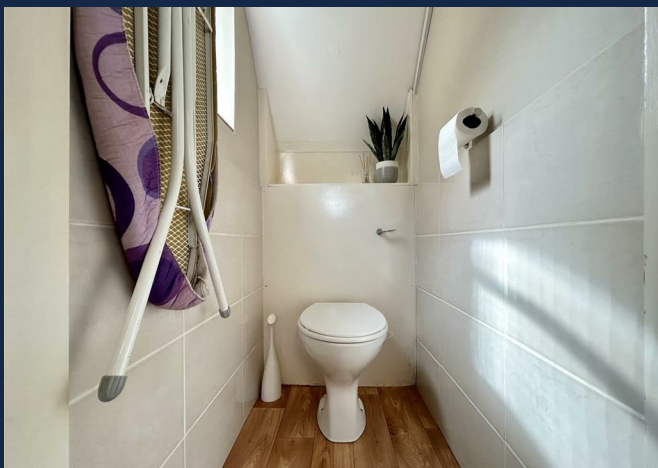


Situated on Mill Hill in Bearwood, this end terrace home presents an excellent opportunity for families and first time buyers alike. Offering move in ready accommodation, the property benefits from a modern kitchen and bathroom, making it an ideal choice for those looking for a home that requires little immediate work. The location is particularly appealing, offering convenient commuter routes into Birmingham City Centre while still enjoying a peaceful residential setting. A range of local amenities are within easy reach, including shops, well regarded schools and the popular Lightwoods Park and Victoria Park.

The property benefits from a driveway to the front, providing parking for multiple vehicles, along with gated side access leading to the rear garden. Internally, an entrance hall leads into a modern lounge, complete with a log burner, and a stylish kitchen diner featuring butcher block worktops. There are three bedrooms and a modern family bathroom. Outside, the rear garden is arranged over two tiers, with a paved patio area and raised lawn bordered by a variety of shrubs, creating a pleasant and low maintenance outdoor space.

With its three bedrooms, modern accommodation and excellent parking, this well presented home offers a fantastic opportunity for those looking to settle in the popular Bearwood area. JH 24/08/2026 EPC=E







Approach

Via a tarmacadam driveway with block paved border, double glazed obscured front door leading into entrance hall.

Entrance hall

Vertical central heating radiator, stairs to first floor accommodation, door into the lounge, cupboard housing fuse box and electric meter.

Lounge 11'9" x 12'9" min 13'9" max (3.6 x 3.9 min 4.2 max)

Double glazed window to front, entrance way into kitchen diner, central heating radiator, feature inset log burner.

Kitchen diner 16'8" x 9'10" (5.1 x 3.0)

Two double glazed windows to rear, double glazed door to rear, wall and base units with solid wood surface over, splashback tiling to walls, integrated double oven with gas hob, extractor, central heating boiler, integrated fridge freezer, washer dryer, dishwasher and microwave, herringbone flooring, door into downstairs w.c.

Downstairs w.c.

Double glazed obscured window to side and w.c.

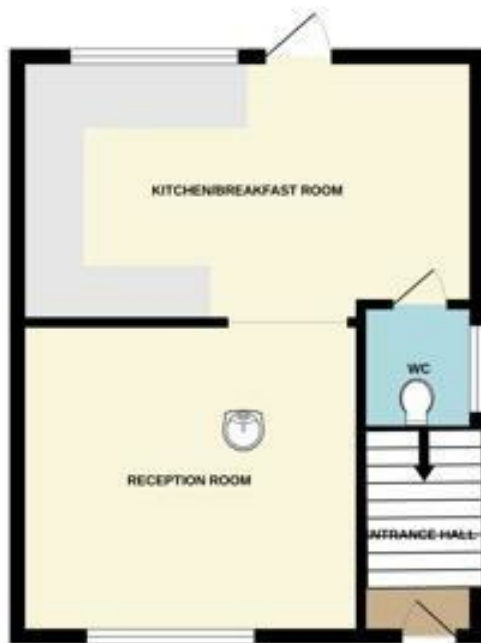
First floor landing

Loft access, double glazed obscured window to side, doors into three bedrooms and bathroom.





GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 1/2023

Bathroom

Double glazed obscured window to rear, vertical central heating towel rail, bath with electric shower over, floating wash hand basin with mixer tap and storage beneath, low level flush w.c.

Bedroom one 11'9" x 8'6" (3.6 x 2.6)

Double glazed window to front, central heating radiator.

Bedroom two 11'1" max 9'10" min x 10'2" (3.4 max 3.0 min x 3.1)

Double glazed window to front, central heating radiator.

Bedroom three 8'10" x 8'6" (2.7 x 2.6)

Double glazed window to front, central heating radiator, fitted storage cupboard.

Agents Note: Clients must be aware that the stair bulk head is in this room.

Rear garden

Slabbed patio area, brick wall, fencing and gate with step up to lawn area with flower bed to rear and further slabbed patio.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is B

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs

that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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