



Hillman Grove, Birmingham

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## Property Description

Burchell Edwards are delighted to bring to market this three bedroom mid-terrace home through the modern method of auction.

Sold with no upward chain, Hillman grove is superbly located in the popular area of Smiths Wood (B36) near many local shops, amenities and eateries.

The property in brief comprises an entrance hallway, lounge, guest WC, fitted kitchen/diner, three bedrooms and a family bathroom. Homeowners will discover gardens to both the front and rear elevations with gated rear access.

With excellent transport links to Birmingham City Centre, Solihull, and the M6/M42 motorways that aid an easy commute, while nearby bus routes provide frequent transport options. Falling in a great school catchment area for both primary and secondary schools, this makes an ideal purchase for first time buyers or growing families alike.

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 Hallway

Cupboard housing meters.

## Lounge

Double glazed window to front elevation, two central heating radiators, laminate flooring and stairs to first floor accommodation.

## Kitchen

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, laminate flooring, space and plumbing for washing machine.

## Landing

Carpet and central heating boiler housed.

## Bedroom One

Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Three

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

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

## Front Garden

Lawned areas and pathway to front door.

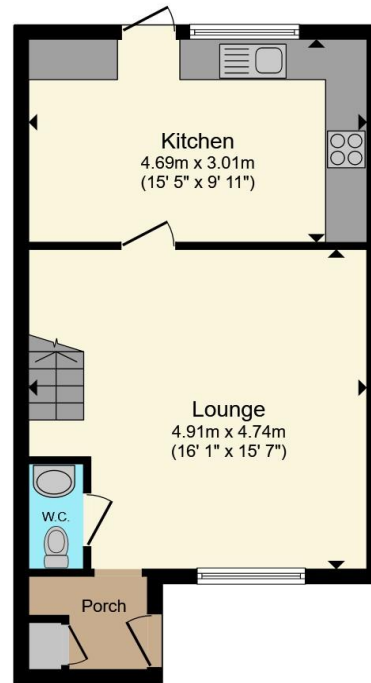
## Rear Garden

Laid to lawn, patio area, gated rear access, brick built storage and fencing to all boundaries.

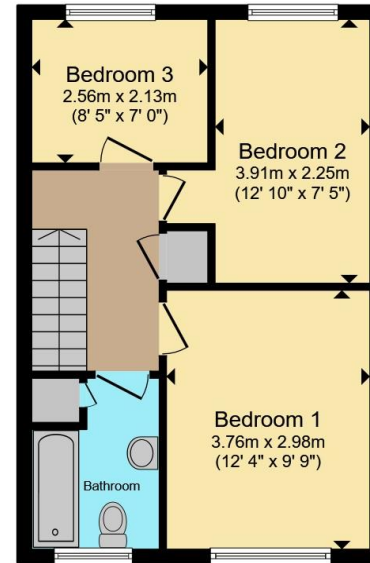








**Ground Floor**



**First Floor**

Total floor area 79.6 m<sup>2</sup> (857 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW211253](http://burchelledwards.co.uk/Property/CBW211253)**



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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