

Hodge Hill Road
Birmingham

burchell edwards

Hodge Hill Road
Birmingham B34 6DX

for sale guide price
£180,000







Property Description

Burchell Edwards are delighted to bring to market this three-bedroom semi-detached family home, situated in the sought-after area of Hodge Hill (B34),

Offered to the market with no upward chain, making it an ideal purchase for families, first-time buyers, or investors alike
, this may be in need of some modernisation but is perfect for those wishing to put their own stamp on a property!

The accommodation briefly comprises an entrance hallway, two reception rooms providing versatile living and dining space and a conservatory. To the first floor are three well-proportioned bedrooms, a family bathroom.
Externally, the property benefits from both front and rear gardens, offering ample outdoor space for relaxation and entertaining.

A side garage provides additional storage or secure parking and there is also a private driveway.
Superbly located close to local amenities, schools, shops and excellent transport links, this fantastic home combines space, convenience and potential in a highly desirable residential location.

Please note this property does not have gas central heating or double glazing.
An early viewing is highly recommended to fully appreciate the accommodation on offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

Single-glazed window.

Entrance Hallway

Single-glazed window to side elevation. Carpet flooring, ceiling light points and stairs to first floor accommodation.

Lounge

Single glazed bay window to front elevation, carpet flooring, ceiling light point, and gas fireplace.

Diner

Single-glazed patio door to rear elevation leading to the garden. Carpet flooring, ceiling light point, gas fireplace and two wall lights.

Kitchen

Single-glazed window to rear elevation and door to side elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, ceiling light point, tiled walls.

Conservatory

Single-glazed window and ceiling light point.

Landing

Single glazed bay opaque window to side elevation. Loft access via hatch, carpet flooring and ceiling light point.

Bedroom One

Single glazed window to rear elevation, carpet flooring and ceiling light points.

Bedroom Two

Single glazed bay window to front elevation, carpet flooring and ceiling light points.

Bedroom Three

Single glazed window to rear elevation, carpet flooring and ceiling light points.

Bathroom

Single glazed bay opaque window to front elevations, W.C, wash hand basin, bath with shower over, ceiling light points, vinyl flooring and tiled walls.

Rear Garden

Lawn area, patio area, two timber sheds, green house and summer house, trees, shrubs. Fenced boundaries.

Parking

Driveway with dropped kerb.

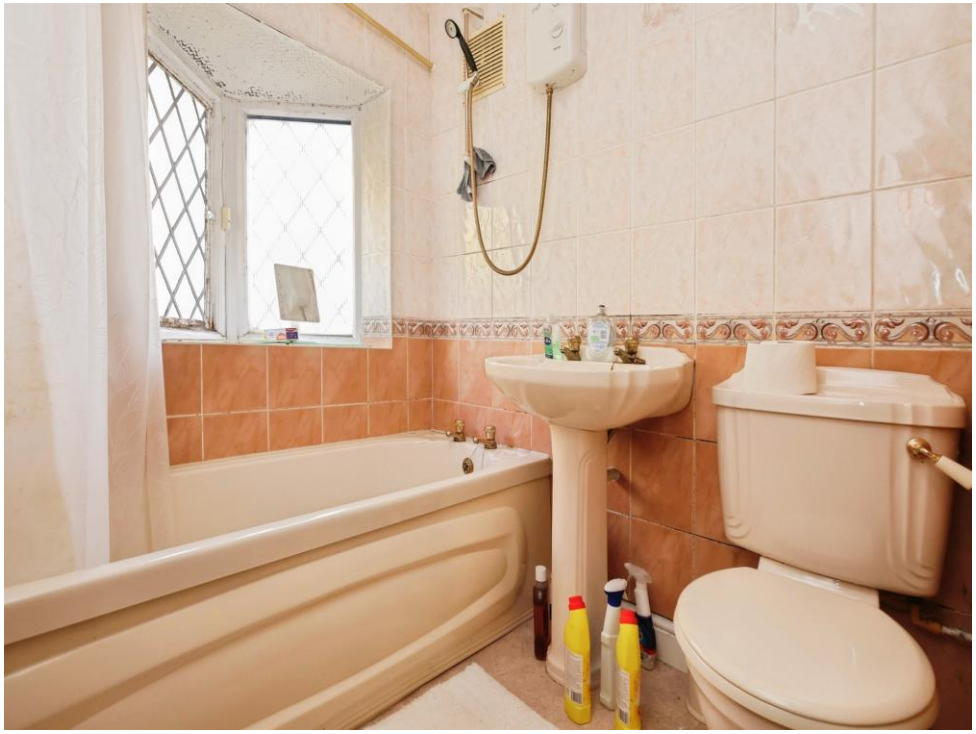


















Ground Floor **First Floor**

Total floor area 118.8 m² (1,279 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

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To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: F

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

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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