



Connells

Hillaries Road  
Birmingham





### Property Description

**\*\*NO CHAIN\*\*** Connells are proud to offer a fantastic investment opportunity, with this 5 bedroom home currently used for supported accommodation, also with potential to turn back into a family home. Situated in a popular family area with brilliant local amenities, such as parks and high street shops, as well as good main road and travel links, this property is superbly located. The property is currently set up for supported accommodation, with a spacious main lounge area and open kitchen space, leading through to a utility and downstairs shower room. To the front of the property features bedroom 1, but is a great space and could be returned back to another reception room. Upstairs features a further 4 bedrooms and good sized landing space, with access to the loft via a hatch. To the rear of the property features a good sized back garden with patio and grassed area and fenced surround, with ample potential to extend or develop further. Viewings come highly recommended.

### 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 Hall

Having access to bedroom 1 and communal lounge

## Lounge

13' 2" x 11' 1" ( 4.01m x 3.38m )

Having rear window overlooking the rear garden, stairs lead to first floor landing, radiator to wall and archway leading to the kitchen.

## Kitchen

12' x 7' ( 3.66m x 2.13m )

Having integrated kitchen appliances, boiler to wall, electric hob, electric oven with filter hood over. Door leads to utility room.

## Utility Room

10' 6" x 7' 1" ( 3.20m x 2.16m )

Having built in cupboard space.

## Ground Floor Shower Room

Having shower cubicle, wash hand basin, low level flush WC and radiator to wall.

## First Floor Landing

Doors give access to bedrooms 1, 2, 3, 4 and family bathroom. Access to loft

## Bedroom 1

11' 9" x 9' 2" ( 3.58m x 2.79m )

Having a front facing window overlooking the driveway, radiator to wall and space for wardrobes.

## Bedroom 2

11' 9" x 6' 9" ( 3.58m x 2.06m )

Having a front facing window overlooking the driveway, radiator to wall and space for wardrobes.

## Bedroom 3

12' x 7' ( 3.66m x 2.13m )

Having a rear facing window overlooking the rear garden and radiator to wall.

## Bedroom 4

Having a rear facing window with radiator to wall.

## Bedroom 5

11' 9" x 6' 11" ( 3.58m x 2.11m )

Having a front facing window overlooking the driveway, radiator to wall and space for wardrobes.

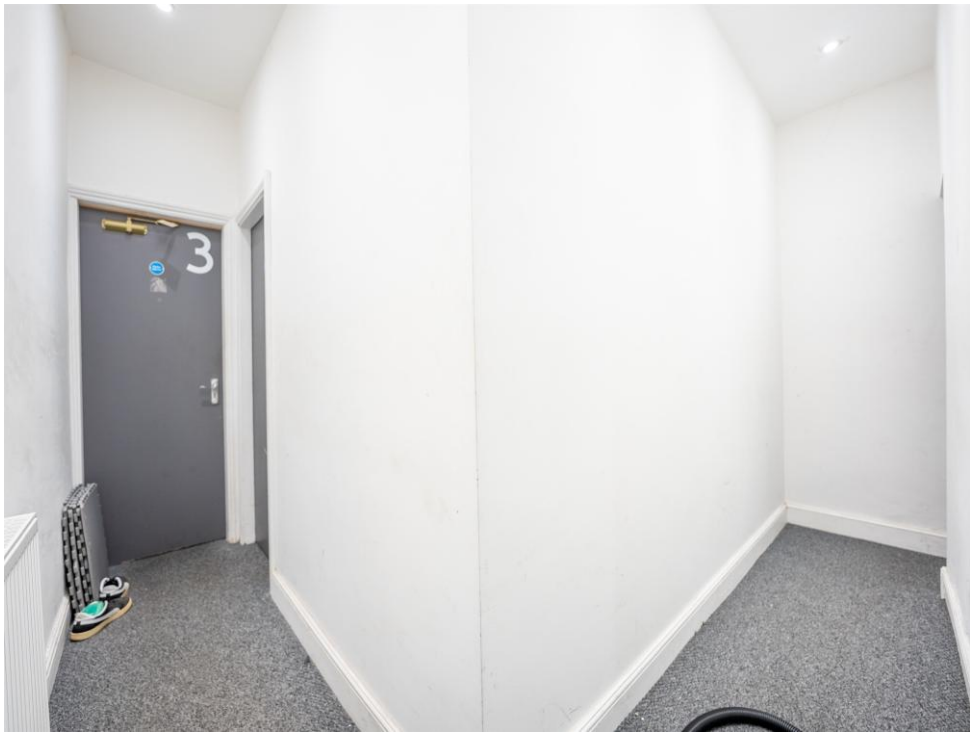
## Outside

## Rear Garden

The rear garden is mostly laid to lawn with a patio area.















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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 Connells on

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4/6 High Street  
 Sutton Coldfield B72 1XA

EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO311624](http://connells.co.uk/Property/SCO311624)**



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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Property Ref: SCO311624 - 0003