

# FOR SALE

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## 307 Walsall Road Perry Barr, Birmingham, B42 1UH

Auction via SDL Auctions on Thursday 29th January 2026.

Available is this second floor studio apartment located within the Hilux Development on Walsall Road, near local amenities such as Alexander Sports Stadium, One Stop Shopping Centre and local bus routes that run direct to Birmingham City Centre. The apartment comprises an open plan bedroom and living space with a modern fitted kitchen, and a shower room. It benefits from electric heating, double glazed windows, lift access and parking (not allocated). The size of the studio is 269 sq.ft.

**Leasehold Information:** We have been informed the ground rent is £400 pa, service charge £1089 pa and a 999 year lease from 2015. The seller has not reported any ground rent review dates. Please refer to the lease documents within the legal pack.

**Note:** Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make any necessary independent enquiries before placing their bid, as this will be binding.

**Draft Sales Details:** These sales details are awaiting vendor approval.

**Tenure:**

Leasehold. Vacant possession upon completion.

Register for Remote Bidding: <https://bidding.eigpropertyauctions.co.uk/register/sdl-property-auctions/>

## By Auction £45,000

# Flat 211 Hilux \* 307 Walsall Road

Perry Barr, Birmingham, B42 1UH



- Studio Apartment
- Open Plan - 269 sq.ft
- Local to Amenities
- Leasehold

- Second Floor
- Modern Fitted Kitchen
- EPC Rating B

- Electric Heating
- Lift Access
- Council Tax Band A

Midland Residential are pleased to present this second floor studio apartment located within the Hilux Development on Walsall Road near local amenities such as Alexander Sports Stadium, One Stop Shopping Centre and local bus routes that run direct to Birmingham City Centre. The apartment benefits from being open plan bedroom space with a modern fitted kitchen and a shower room. It also benefits from electric heating, double glazed windows, lift access and parking (not allocated). The size of the studio is 269 sq.ft.

Ground Rent £400 PA

Service Charge £1089 PA

999 Year Lease from 2015

The owner has not reported any ground rent review dates.

## Material Information

Images are for illustrative purposes only and the possessions shown within these images will not be provided as part of the sale.

Council tax is charged at Band A through Birmingham Council, The property is Leasehold, The property is constructed mainly from brick and tile, The gas and electric is supplied through metered services from domestic suppliers, the water supply and sewerage is managed by Severn Trent Water through annual water rates,

Broadband is available as reported by Ofcom, Download minimum 6Mbps to 1000Mbps and Upload 0.7Mbps to 100Mbps, Mobile phone signals and 5G is available through most leading providers, there is parking available however this is not allocated and required a permit which can be obtained from the management company, There are no obvious defects to the property though the buyer should instruct a surveyor to carry out checks on their behalf, there are no reported restrictions, the vendor has not reported any rights or easements though should be verified through a conveyancer, the property is not located in a flood risk area and no reported flooding has taken place, there are no reports of coastal risk, there are several planning applications in the local vicinity, there are no adaptations in place for access, the property is located within a coalfield area.

## Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will

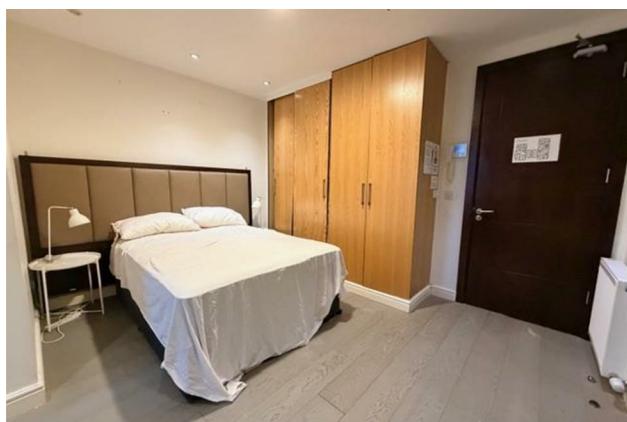
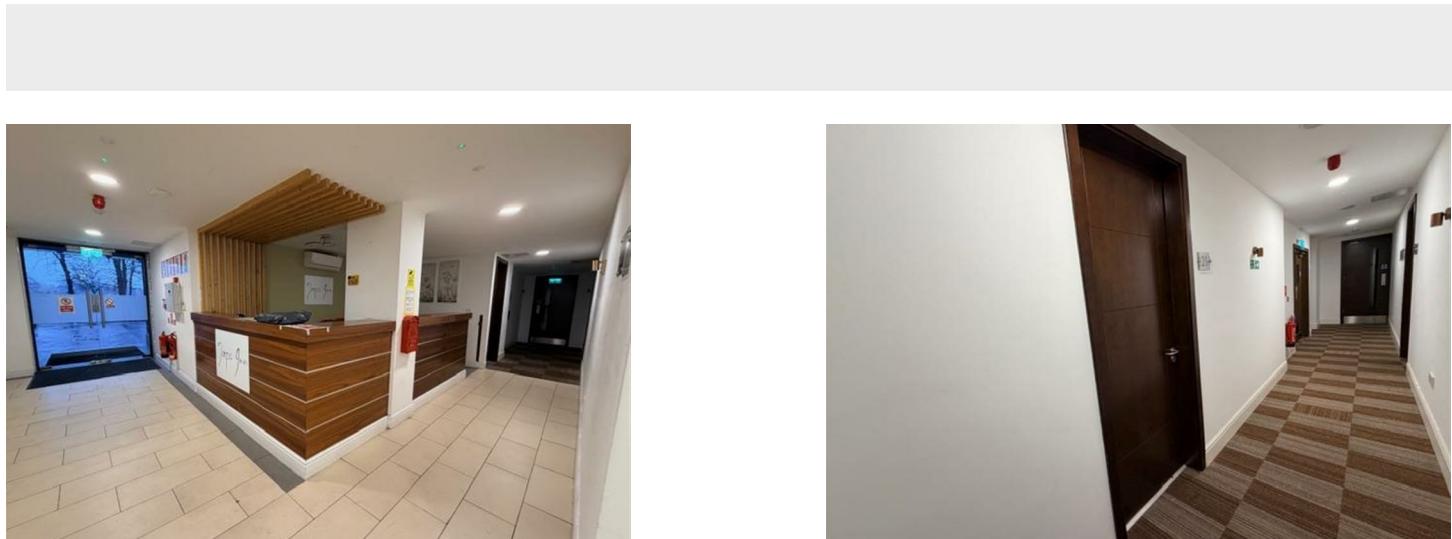
not remain when the sale completes unless by separate negotiation.  
**DISCLAIMER NOTICE:** Digital Markets, Competition and Consumers Act 2024 The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect.

Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown.

**Misrepresentation Act 1967:** These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to

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**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

**DISCLAIMER NOTICE:** Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

**Misrepresentation Act 1967:** These particulars are not to be regarded as an offer or a contract. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy himself by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

**Tenure:** We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £30.00 per person is payable at the point of the offer being accepted.