



- Three bedrooms
- En-suite shower room
- Large bathroom
- Rear lounge
- Extended breakfast kitchen
- Large rear store room
- Side garage/store
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply



**HILLMORTON ROAD, FOUR OAKS, B74 4SG - AUCTION GUIDE £250,000**

Set in a prime, sought after and convenient location, just a short stroll from well regarded schooling for all ages, the property additionally is served by excellent public transport links, including access to the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified – working condition untested), the property offers substantial, enlarged accommodation , which provides the scope for further renovation/alteration. To fully appreciate the property on offer, its true proportions and further potential, we highly recommend an internal inspection. Briefly comprising deep reception hall, rear lounge, breakfast kitchen, three bedrooms (third bedroom having the option to be utilised as a dining room), en-suite shower room, bathroom, large rear store with potential for conversion, side garage style store and a rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway, a composite door with double glazed insets opens to:

**DEEP RECEPTION HALL:** Double radiator, storage cupboards.

**REAR LOUNGE:** 13'4" x 11' max / 9'10" min Double glazed patio doors to rear, double radiator.

**EXTENDED BREAKFAST KITCHEN:** 25' max / 8' min x 9' max / 5'1" min Pvc double glazed double French doors to patio, set within a breakfast area having space for table, one and a half bowl sink unit set into rolled edge work surfaces, having fitted units to both base and wall level, stainless steel Range style cooker having matching splash backs and extractor canopy over, radiator.

**BEDROOM ONE:** 11'7" x 9'7" Pvc double glazed window to rear, radiator.

**POTENTIAL EN-SUITE SHOWER ROOM:** Tiling to walls and floor, space for shower, wash hand basin and wc.

**BEDROOM TWO:** 11' x 9'6" Pvc double glazed window to front, built-in double wardrobe recess.

**BEDROOM THREE/POTENTIAL DINING ROOM OR DEN:** 11'10" max / 7'10" min x 9'10" max / 5'6" min Pvc double glazed window to front, radiator.

**LARGE BATHROOM:** White suite comprising bath, bowl wash hand basin, low flushing wc, separate shower cubicle, tiling to walls and floor, ladder style radiator.

**DEEP REAR STORE ROOM:** 19'9" x 8'6" Set off the kitchen, having pvc double glazed window to rear, offering scope and potential for conversion to further accommodation.

**OUTSIDE:** Patio area to a rear garden.

**GARAGE STYLED STORE:** 12'4" x 8'2" Up and over door.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements:** The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

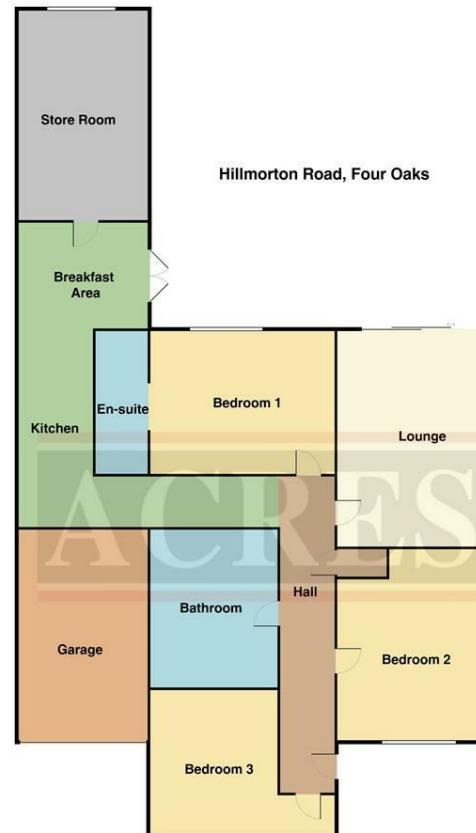
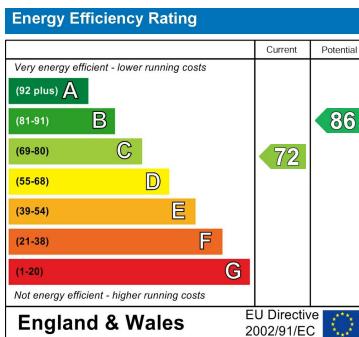


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.