

AP MORGAN



Highfield Road, Hall Green
Guide Price £225,000

Features:

- Three-Bedroom Semi-Detached Family Home
- Approximately 106.5 Sq. m / 1146.1 sq. ft of Living Space
- Three Reception Rooms Offering Flexible Living Space
- Large Rear Garden, Perfect for Summer Barbecues & Family Time
- Great Scope to Modernise or Redevelop
- Central Hall Green Location Close to Shops & Amenities
- Catchment for Hall Green Infant, Junior, & Senior Schools
- Excellent Value at £250,000

Description:

Offered via the Modern Method of Auction through Brookvale Auctions.

GUIDE PRICE £225k

A blank canvas in one of Hall Green's best-loved streets.

This three-bedroom semi has bones most buyers only dream of, three reception rooms, a generous rear garden, and a layout just waiting for someone to make it their own. Set in a great central location close to shops, amenities, and some of the area's most sought-after schools, it's the kind of property that comes along rarely and sells quickly. Whether you're looking to modernise room by room or take on a full redevelopment project, there's real scope here to create something special. Offered as a guide at £225,000, it represents exceptional value for a home with this much potential.

Our agents say...

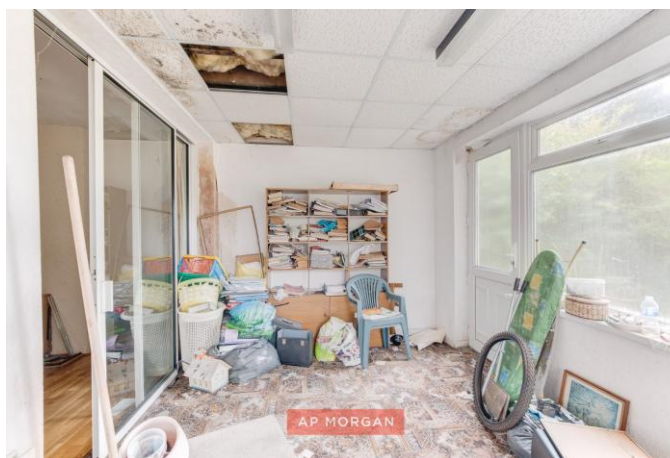
Let's talk potential, because this one has it in spades. Three reception rooms downstairs give you space to spread out, a proper living room, a separate reception room at the front, and another to the rear, perfect for a playroom, home office, or formal dining space, whatever your family needs. The kitchen sits neatly between them, ready for a fresh design of your choosing.

Upstairs, three bedrooms and a family bathroom offer flexible space for growing families, downsizers, or anyone wanting a project with real upside. And then there's the garden. Generous, private, and made for summer barbecues, football with the kids, or simply somewhere to sit out on a warm evening.

This is a fantastic opportunity to modernise or redevelop in a location that ticks every box. Families will also want to know it sits within catchment for Hall Green Infant School, Hall Green Junior School, and Hall Green School, subject to the local authority's admissions policy, with shops and everyday amenities close by too.

Homes with this much room to make your mark don't come up often in Hall Green. Fancy a look? Get in touch and we'll show you round.

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Brookvale Auctions. Completion required within 56 days of reservation form being completed. (subject to mortgage, affordability and survey).



A non-refundable 4% +VAT Reservation Fee (Or a minimum of £5500 + VAT) is payable in addition to the purchase price and is included in Stamp Duty calculations.

All bidders will be required to complete ID and Anti-Money Laundering (AML) checks via Landmark Compliance or Credas. Buyers will need to provide proof of funds and carry out their own due diligence, Subject to an undisclosed Reserve Price. Starting Bid and Reserve may change

The Partner Agent or Auctioneer may recommend third-party services. You are not obliged to use them and should consider alternatives. If you choose a recommended service, the Auctioneer or Partner Agent may receive a referral fee, which will be disclosed to you before you proceed.

Details:

Porch

Hall

Reception Room 12'4" x 11'3" (3.76m x 3.43m) Both Max

Living Room 12'4" x 11'3" (3.76m x 3.43m)

Reception Room (Rear) 18'1" x 9' (5.5m x 2.74m)

Kitchen 11' x 10'4" (3.35m x 3.15m) Both Max

Landing

Bedroom 1 11'3" x 12'4" (3.43m x 3.76m) Both Max

Bedroom 2 12'4" x 11'3" (3.76m x 3.43m)

Bedroom 3 8'6" x 10'5" (2.6m x 3.18m)

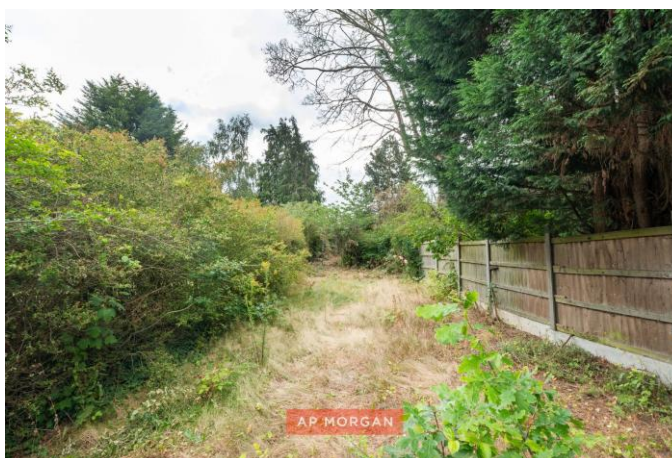
Bathroom 7'4" x 5'10" (2.24m x 1.78m)

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

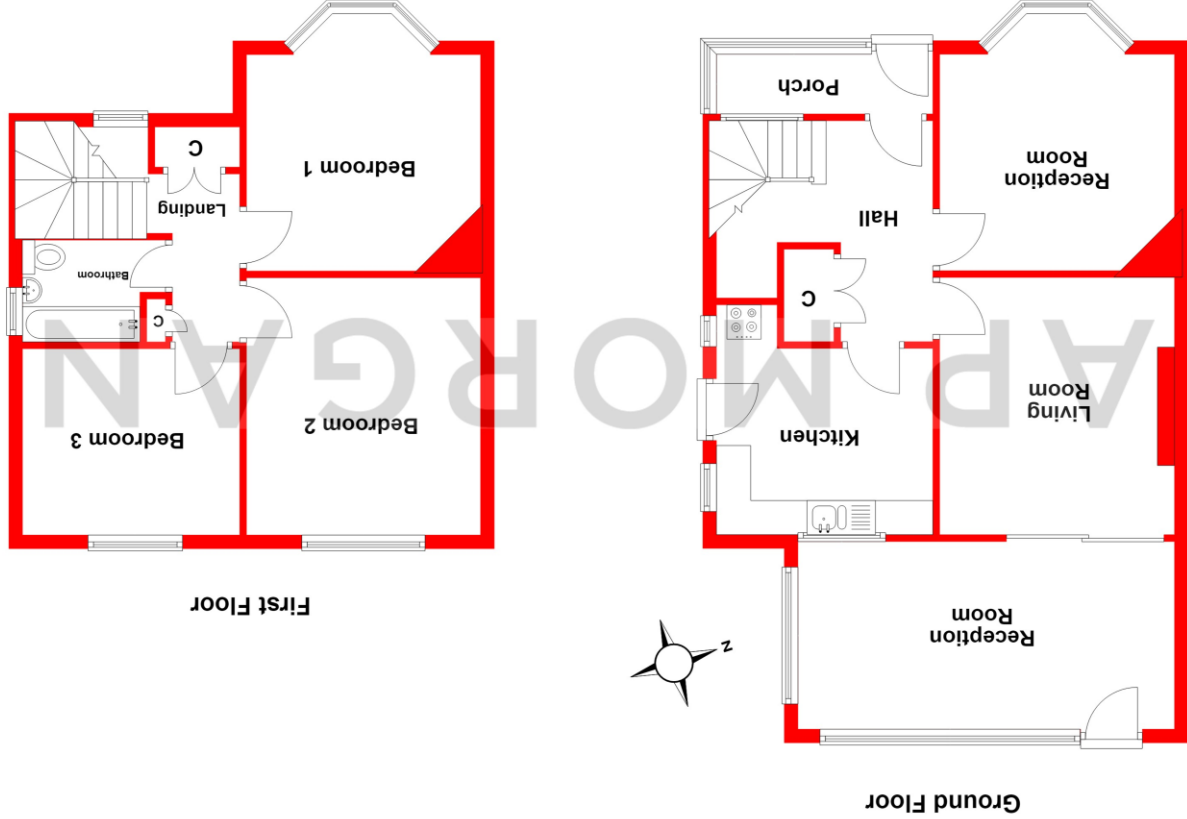
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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