



**Connells**

Highfield Road  
Great Barr Birmingham



# Highfield Road Great Barr Birmingham B43 5AN

for sale guide price  
**£220,000**



## Property Description

### Put Your Own Stamp on It!

Offering fantastic potential, this three-bedroom semi-detached home is an exciting opportunity for first-time buyers looking to create their ideal home, investors seeking their next project, or anyone who enjoys adding value through refurbishment.

The property offers well-proportioned accommodation including a living room, separate dining room, kitchen, utility room, ground floor WC, three bedrooms and a first-floor shower room. Outside, you'll find a generous rear garden providing plenty of space for entertaining, family life or future landscaping, along with the added convenience of a private driveway.

With its spacious layout, excellent outdoor space and endless potential, this is a home ready for its next chapter. Early viewing is highly recommended to appreciate the opportunity on offer.

## 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.

## Living Room

12' 10" x 12' 7" ( 3.91m x 3.84m )

Window to front double glazed, One ceiling light point, One single radiator

## Dining Room

10' 2" x 8' 11" ( 3.10m x 2.72m )

Window to rear double glazed, One ceiling light point, One single radiator

## Kitchen

10' 2" x 10' ( 3.10m x 3.05m )

Window to rear double glazed, One ceiling light point, One single radiator

## Utility

6' 3" x 4' 11" ( 1.91m x 1.50m )

Access to front of the property, Access to ground floor WC, Access to rear garden

## Bedroom One

12' 4" x 9' 7" ( 3.76m x 2.92m )

Window to rear double glazed, One ceiling light point, One single radiator

## Bedroom Two

11' x 9' 10" ( 3.35m x 3.00m )

Window to front double glazed, One ceiling light point, One single radiator

## Bedroom Three

9' 5" x 8' 1" ( 2.87m x 2.46m )

Window to front double glazed, One ceiling light point, One single radiator

## Shower Room

6' 8" x 5' 9" ( 2.03m x 1.75m )

Window to rear double glazed, One ceiling light point, Shower cubicle with an electric shower, WC, Wash hand basin

## Agents Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and AML checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.





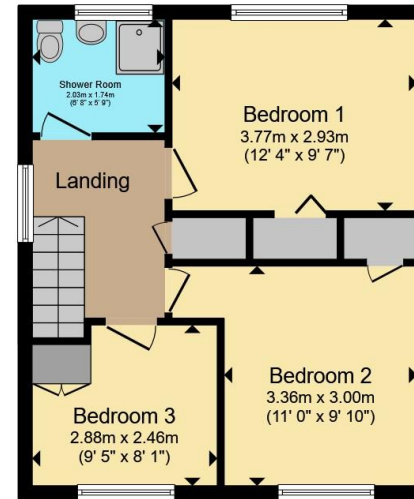








**Ground Floor**



**First Floor**

Total floor area 96.3 m<sup>2</sup> (1,037 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR309594](http://connells.co.uk/Property/GBR309594)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: GBR309594 - 0004