

Hawkesyard Road
Birmingham

burchell edwards

Hawkesyard Road
Birmingham B24 8LE

for sale guide price
£160,000







Property Description

Situated on a well-established residential road in Erdington, this traditional three-bedroom mid-terraced home presents a strong opportunity for buyers seeking space, potential and long-term value. Offered with no upward chain, the property would benefit from modernisation, making it ideal for those looking to add their own finish and increase value over time.

The ground floor is centred around a bright bay-fronted lounge, creating a welcoming living space with excellent natural light. To the rear, the kitchen provides a practical layout with direct access into the garden, while the family bathroom is also positioned on the ground floor. The current configuration offers flexibility for buyers who may wish to reconfigure or extend, subject to the necessary consents.

Upstairs, the property comprises three bedrooms including a particularly spacious principal bedroom spanning the full width of the house. The remaining bedrooms offer versatility for family use, guest accommodation or a home office. Externally, the rear garden provides generous outdoor space with clear potential for landscaping and improvement, while the frontage retains the classic terraced character of the road.

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.

Hallway

Entrance hallway providing access to lounge and stairs rising to first floor.

Lounge

Bay-fronted reception room positioned to the front aspect, offering strong natural light and well-proportioned living space.

Kitchen

Rear-facing kitchen with base and wall units, work surfaces and access to the rear garden.

Bathroom

Ground floor family bathroom comprising bath with shower over, wash hand basin and WC.

Landing

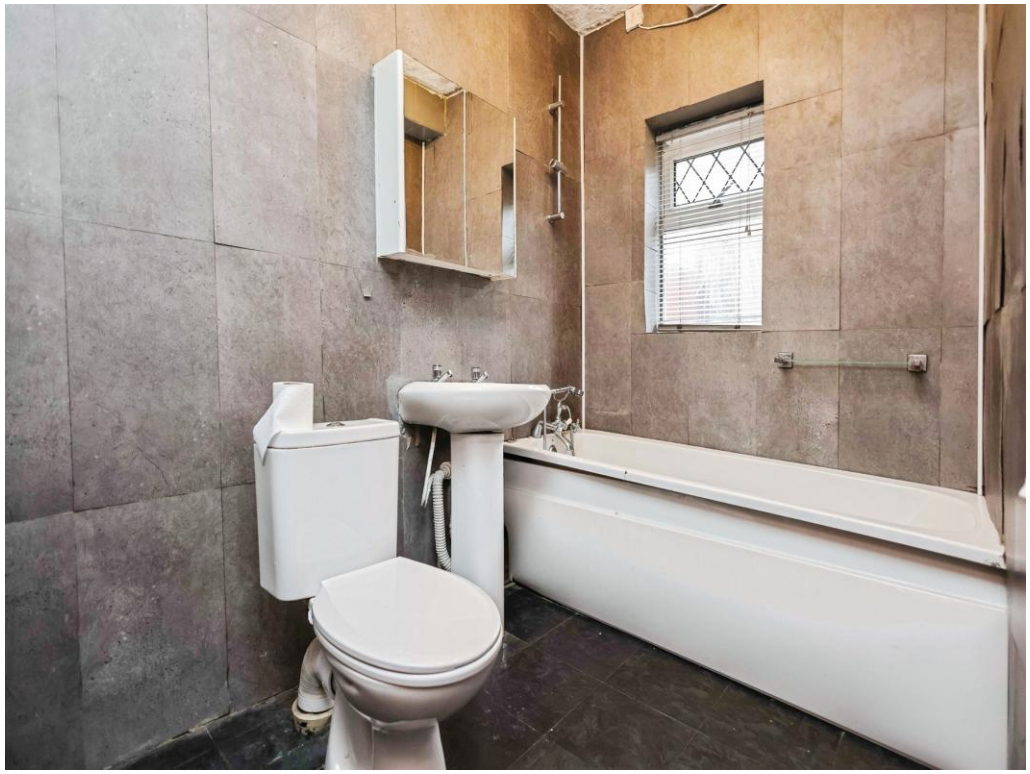
Providing access to all three bedrooms.

Bedroom One

Spacious principal bedroom spanning the width of the property with front aspect window.

Bedroom Two

Well-proportioned second bedroom overlooking the rear garden.







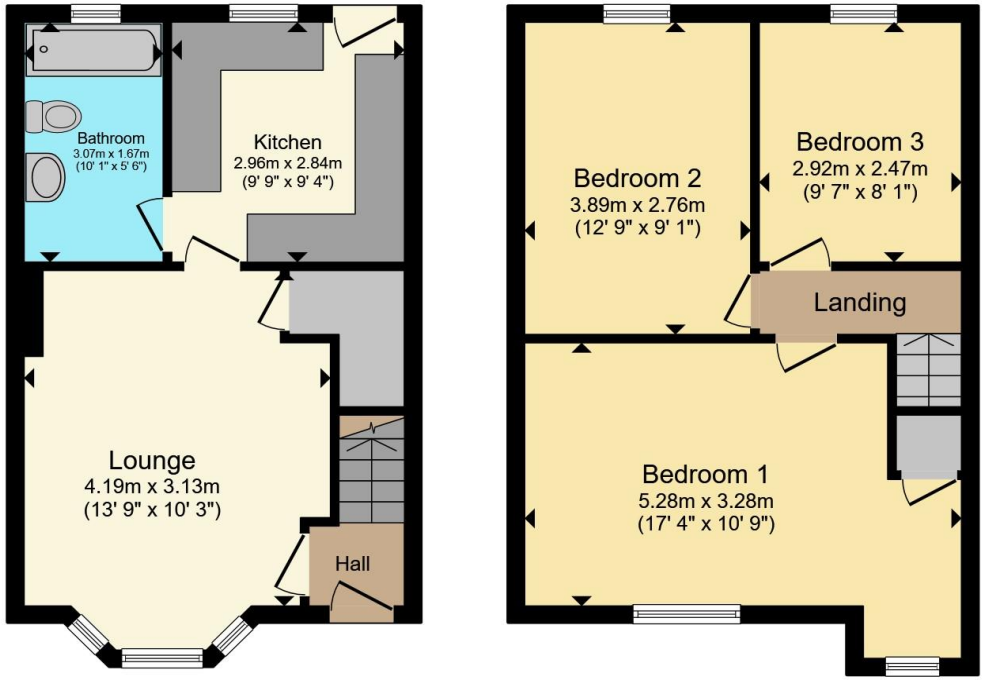












Ground Floor **First Floor**

Total floor area 74.2 m² (798 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

To view this property please contact Burchell Edwards on

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
BIRMINGHAM B23 6BJ

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.