



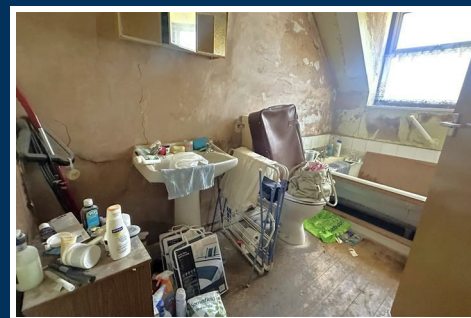
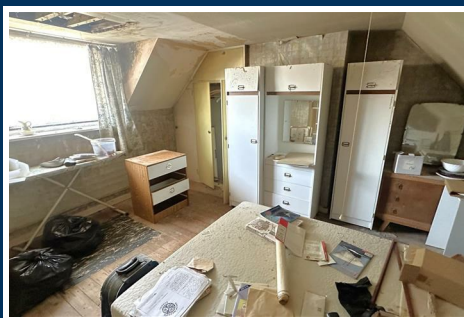
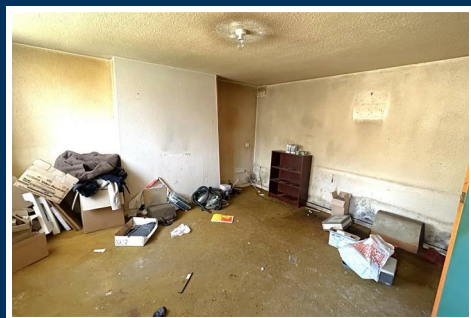
Rear Of 13 Church Hill

Northfield, Birmingham, B31 2JA

Auction Guide £150,000



Sold Through Modern Method Auction* *DEVELOPMENT POTENTIAL - CASH BUYERS ONLY Tucked away down this side access road off picturesque Church Hill is this unique one bedroom semi-detached home which needs complete refurbishment but does come with an excellent garden which could, subject to the correct planning and building regulation control, be a good opportunity to develop with building plot/s. The property itself offers a front garden and parking, two garages, porch, wc, living room, kitchen and on the first floor there is a bedroom and bathroom. The plot backs onto St Laurence church grounds. Being offered with no onward chain please contact our Bournville team for further information.



Approach

This development opportunity is approached via a access driveway leading to tarmac area with two garages with rear garage with metal up and over door, the further secondary garage with a metal up and over door and access door, driveway area and front garden also with shared access point to number one, being mainly lawn to with grass and frosted double glazed French doors opening into:

Entrance Porch

With door opening into:

Ground Floor WC

With a wash hand basin, low flush WC and frosted double glazed window to the front aspect.

Living Room

13'08" x 13'08" (4.17m x 4.17m)

With double glazed window to the front aspect, central heating radiator, ceiling light point and door opening into:

Kitchen

8'5" ma x 14'02" (2.57m ma x 4.32m)

With single glazed window to the rear aspect, single glazed door to the side, space facility for gas cooker, base units and door to under stairs storage cupboard. From the kitchen sitars rise up to;

First Floor Landing

Stairs gives rise to the first floor landing with door opening into storage cupboard and doors opening into:

Bedroom

13'04" x 13'08" (4.06m x 4.17m)

With double glazed window to the front aspect and a selection of in-built cupboards.

Bathroom

9'5" x. 5'06" (2.87m x. 1.68m)

With panel bath, Aluminium window to the front aspect and storage cupboard,

Rear Garden

Accessed via the kitchen or through the side gate leading to the front driveway, this excellent rear plot—currently overgrown and housing a garden shed, mature trees, plants, and shrubs—offers fantastic potential for further development, subject to the necessary planning permissions and building regulation approvals. Interested parties are advised to make their own enquiries via their solicitor or appointed surveyor.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

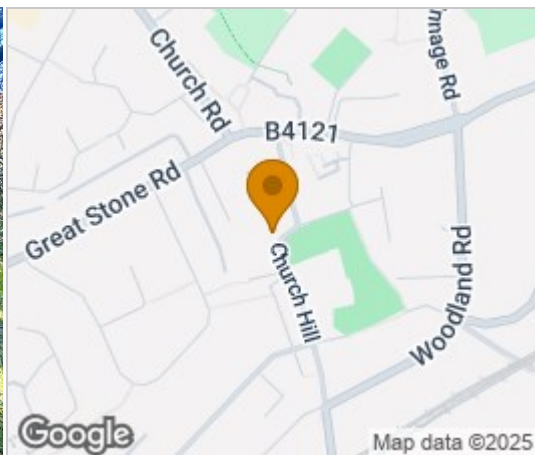
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





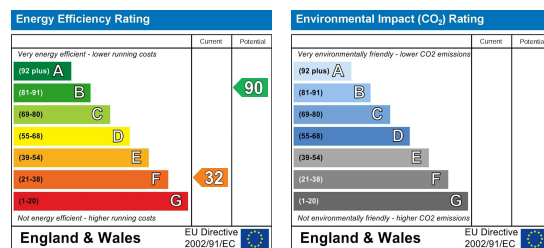
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.