



Hawthorn Road, Kingstanding  
Birmingham, B44 8PP

Auction Guide Price £60,000



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This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed.

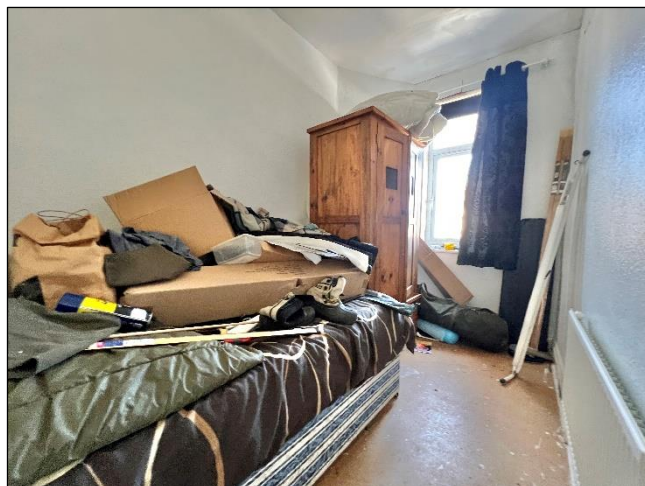
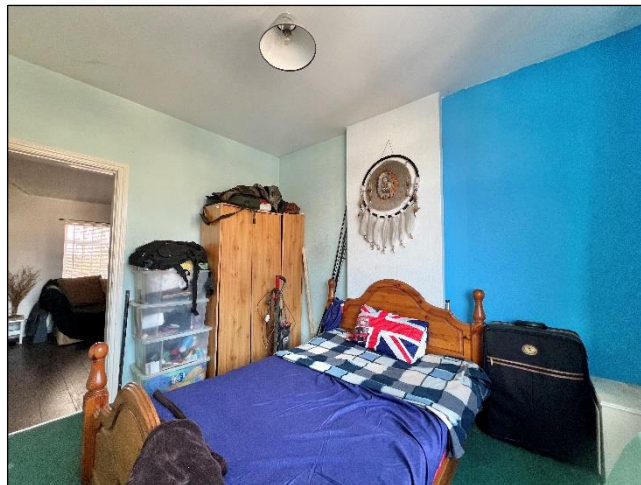
If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

**EXCELLENT INVESTMENT OPPORTUNITY!! SOLD WITH  
TENANT IN SITU - 2 YEAR CONTRACT.  
£150 PER WEEK, GREAT YIELD!!**

Welcoming to the market this well-presented two-bedroom flat located above the shops on Hawthorn. Upon entry you are welcomed by a hallway giving you access to the good size kitchen offering an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable fitted appliances. The large lounge is a great space consisting of central heating and double-glazed windows. The property has two bedrooms, the main bedroom benefits from being a large double room. Completing the flat is a bathroom consisting of a bathtub with shower over, hand wash unit and WC. Viewing this property is highly recommended.







### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 3<sup>rd</sup> March 2025

## Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION  
(BUY IT NOW OPTION AVAILABLE)

RESERVATION FEE APPLIES

SOLD WITH TENANT IN SITU - 2 YEAR CONTRACT

EXCELLENT INVESTMENT OPPORTUNITY

### Bathroom

2.40m (7'10") x 1.83m (6')

### Kitchen

3.60m (11'10") x 2.40m (7'10")

### Lounge

5.70m (18'8") x 3.46m (11'4")

### Bedroom 1

3.70m (12'2") max x 3.60m (11'10") max

### Bedroom 2

3.60m (11'10") max x 1.90m (6'3") max

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Leasehold 999 years remaining from 11<sup>th</sup> April 2002  
APPROXIMATELY 976 Years remaining.

Ground Rent: £100 Per Year

Service Charge/ Building Insurance £170 Per Year

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

## Map Location

