

property details **approval form**

52 Hamilton Road, BIRMINGHAM, West Midlands, England, B21 8AH

Date: 23 July 2026

Property Ref and Version: GRB112927 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£210,000

Tenure: Freehold

>> **key features**

- > Three Bedroom Mid-Terrace Property
- > Perfect for First Time Buyers, Investors or Families
- > Two Reception Rooms
- > Ideally Located
- > Downstairs Family Bathroom
- > Generous Size Bedrooms
- > Early Viewing Advised
- > EPC Rating: D

>> **short description**

THREE BEDROOM MID-TERRACE PROPERTYNEAR TO LOCAL SCHOOLS, AMENITIES, AND TRANSPORT LINKS***PERFECT FOR FIRST TIME BUYERS, FAMILIES, AND INVESTORS***TWO RECEPTION ROOMS***DOWNSTAIRS FAMILY BATHROOM***LARGE REAR GARDEN***VIEWING RECOMMENDED***

>> **long description**

Located in the popular Handsworth area of Birmingham, this three bedroom mid-terrace home is close to a range of local shops, supermarkets, schools and everyday amenities. The property also benefits from excellent transport links, with easy access to Birmingham City Centre, nearby train stations and major road networks, making it a convenient location for commuters and families alike.

This three-bedroom mid-terrace property offers a fantastic opportunity for a buyer looking to put their own stamp on a home, and would appeal to first time buyers, investors and families.

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The ground floor comprises a welcoming lounge, open with separate dining room, fitted kitchen and a shower room to the rear. Upstairs, there are three bedrooms, the master being of a generous size followed by another double room, and a single room.

Requiring some modernisation, the property offers plenty of potential and would make an ideal first home, family home or investment purchase.

Early viewing is recommended.

>> **directions**

>> **Agent Note**

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>> room description

Agent Note

Council Tax Band is A,

Lounge

Through lounge/diner and double glazed window to front.

Kitchen

Wall and base units, sink and drainer with mixer tap and plumbing for washing machine.

Bedroom One

Double glazed window to front and central heating radiator.

Bedroom Two

Double glazed window to rear and central heating radiator.

Bedroom Three

Single room, double glazed window and central heating radiator.

Bathroom

Double glazed frosted window, walk in shower, hand wash basin and wc.

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>> **room description**

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>> **property images**



Your Shipways office: 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN
T 0121 358 2281 **E** greatbarr@shipways.co.uk

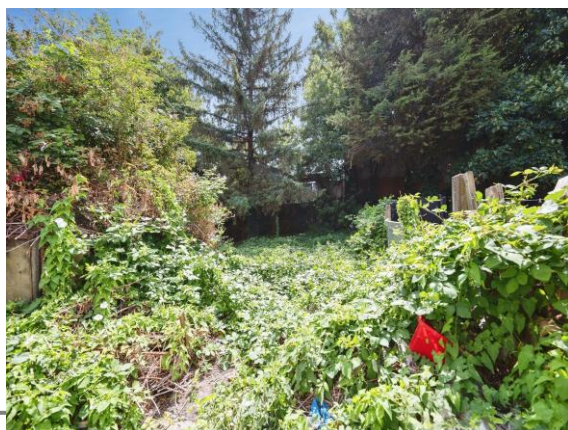
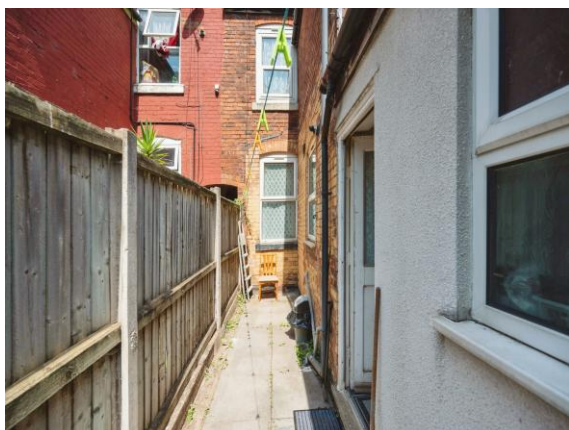
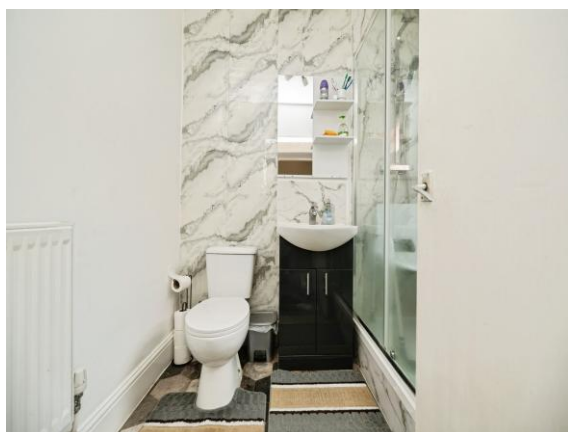
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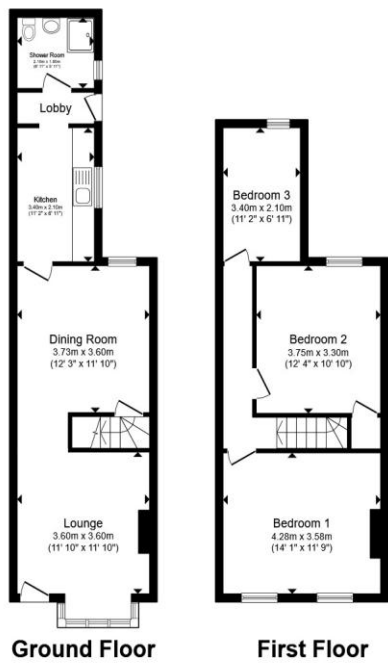
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>> floor plan



Total floor area 87.4 m² (941 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



>> approval

Signature		Date
Lauren Bennett		
Mrs M.J. Deenah		