



11 WHEELER CLOSE, CHADWICK END, SOLIHULL, B93 0BW

AUCTION GUIDE PRICE £260,000

EPC: F Council Tax Band: C



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 4.50% 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

- For Sale by Auction - T & C's Apply
- Subject To Reserve Price
- Buyer's Fee Apply
- The Modern Method of Auction
- View, Bid, Buy
- Online Bidding Available
- Priced to sell
- Fixed Timescales for Exchange and Completion

For sale by Modern Method of Auction: Starting bid price of £260,000 plus reservation fee. A three bedroom semi-detached residence situated in a sought after semi rural location with further scope for development (STPP). The property offers excellent living accommodation which briefly comprises; reception hall, lounge area opening to dining area, kitchen, sun room, first floor landing, three bedrooms, shower room/wc, gardens to rear and side. No Upward Chain. This property is for sale by The West Midlands Property Auction powered by IAM Sold Ltd.



### RECEPTION HALL

**LOUNGE AREA** 13' 0" x 12' 10" (3.96m x 3.91m)  
opening to:

**DINING AREA** 10' 10" x 10' 0" (3.3m x 3.05m)

**KITCHEN** 12' 2" x 7' 6" (3.71m x 2.29m)

**SUN ROOM/LEAN TO**

**FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 1" x 10' 3" (3.99m x 3.12m)

**BEDROOM TWO** 10' 10" x 10' 0" (3.3m x 3.05m)

**BEDROOM THREE** 9' 7" max x 8' 1" max (2.92m x 2.46m)  
storage cupboard

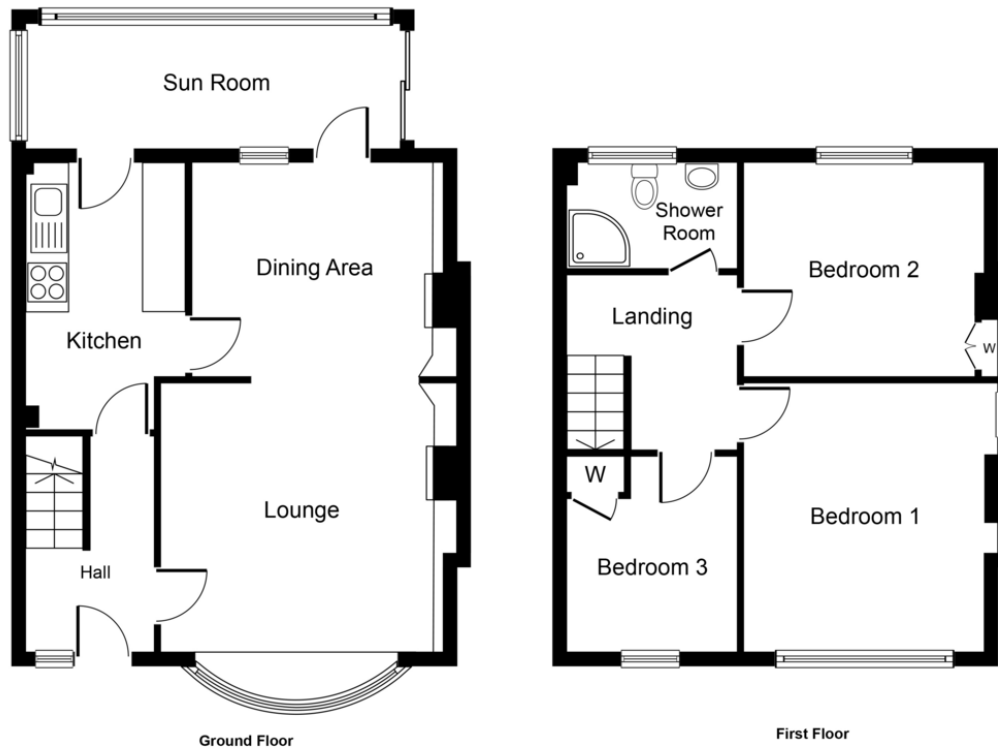
**SHOWER ROOM/WC**

**GARDEN AREA TO SIDE AND REAR**



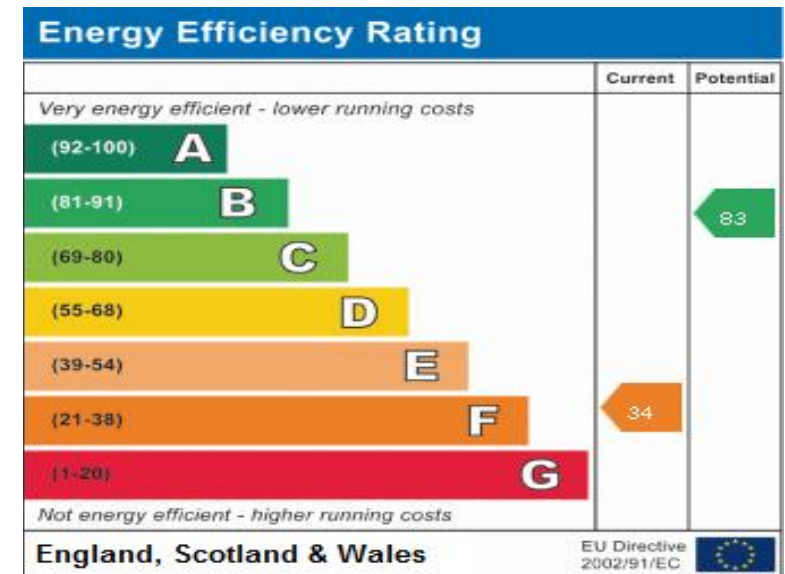
*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





Approx. Gross Internal Floor Area 1,009 sq. ft. (93.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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