

236 Widney Lane

*SOLIHULL, B91 3JY*









## Three Bedroom Semi Detached Character Residence

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

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Chloe 0161 383 1033

For sale by Modern Method of Auction: Starting bid price of £250,000 plus reservation fee. A rare opportunity arises to acquire a well-proportioned character residence situated in a sought after location. The property offers good living accommodation and offers further scope for development (STTP). The accommodation briefly comprises; entrance lobby, reception hall, spacious lounge/dining room, dining kitchen, utility room, shower room/wc, conservatory, first floor landing/study area, dual aspect master bedroom, two further bedrooms, bathroom/wc, garden area and large driveway to front and enclosed mature rear garden. Internal viewing is highly recommended. This property is for sale by The West Midlands Property Auction powered by IAM Sold Ltd.

EPC: D Council Tax Band: F





### **Accommodation**

Hardwood front door leading to:

#### **Entrance Lobby**

Window to front elevation, stone flooring, central heating radiator, stairs from, archway leading to:

#### **Reception Hall**

Stone flooring, storage recess with coat hooks, base unit housing electric meter, opening to:

#### **Lounge/Dining Room**

**17'9 (max) 11'10 (min) x 16'8** Windows to front elevation, double glazed windows to rear garden, inglenook fireplace with solid wood beam over, inset flame effect gas fire, exposed beams to ceiling and walls, two central heating radiators.

#### **Dining Kitchen**

**17'7 x 10'5** Double glazed window to side elevation, fitted wall and base units with work surface over, one and half sink unit with mixer taps and cupboards under, recessed built-in oven and hob with extractor hood over, integrated fridge and freezer, plumbing for washing machine, quarry floor tiling, central heating radiator, recess housing central heating boiler, exposed beams to ceiling, door into Conservatory and door to:

#### **Utility Room**

**8'7 x 8'2** Window and door to side elevation, fitted wall and base units with work surface over, plumbing for washing machine, quarry floor tiling, Belfast sink unit, central heating radiator, door to:

#### **Shower Room/wc**

Frosted double glazed window to front elevation, shower tray and curtain with electric shower over, low level flush wc, central heating radiator, quarry floor tiling.

### **Conservatory**

**13'2 x 7'** Double glazed double doors and window to rear garden, quarry floor tiling, power supply and lighting.

#### **First Floor Landing/Study Area**

Window to front elevation, exposed beams to walls and ceiling, airing cupboard, central heating radiator, doors off:

#### **Master Bedroom**

**17'8 x 9'6** Window to front elevation, double glazed window to rear elevation, exposed beams to walls and ceiling, central heating radiator.

#### **Bedroom Two**

**11'1 (max) 8'3 (min) x 8'8 (wardrobe front)** Double glazed windows to side elevation, extensive fitted wardrobes, sink unit with cupboards under, exposed beams to walls and ceiling, central heating radiator.

#### **Bedroom Three**

**9'8 (max) 8'3 (min) x 7'** Double glazed window to rear elevation, exposed beams to walls and ceiling, central heating radiator.

#### **Bathroom/wc**

Frosted window to front elevation, panel bath, pedestal wash hand basin, low level flush wc, fitted base units with work top over, splashback tiling, central heating radiator.

#### **Outside**

##### **Front**

Gravelled driveway, lawned area with mature shrubs, flowers and trees, block paved pathway with double steps leading down to block paved effect frontage, external lighting.

##### **Rear**

Block paved patio area, lawned area, mature shrubs, flowers and trees, further paved area to side with access to front through side gateway, timber fencing to perimeter, external tap and lighting.











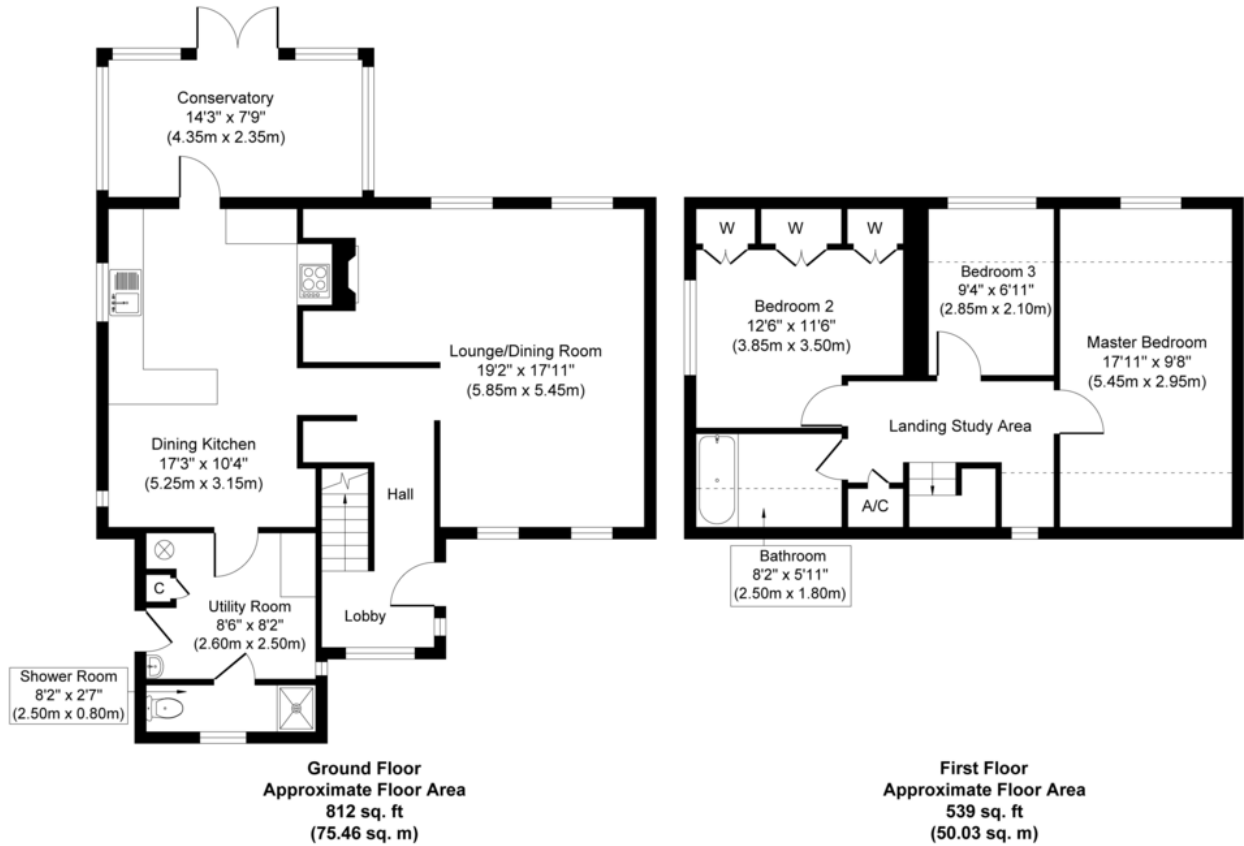




**Auction Guide Price £250,000**

**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)

**Ruxton Independent Estate Agents & Valuers LLP**  
6 The Square, Solihull  
B91 3RB  
0121 704 0100



**Approx. Gross Internal Floor Area 1,351 sq. ft / 125.49 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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Floorplan – For identification purposes only



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