



John Shepherd

Estate Agents



Widney Close
Bentley Heath B93 9AS

For Sale by Auction – T&C's Apply

Guide Price £350,000
Subject to an undisclosed
Reserve Price

Reservation Fee applicable.

Freehold

- A two bedroom detached bungalow.
- In need of modernisation.
- Quiet cul de sac location close to amenities.
- Private rear garden.
- Single attached garage.
- There is an age restriction on this property of 58years and over.



Bentley Heath is well situated midway between the villages of Knowle and Dorridge, both offering excellent shopping facilities and village amenities. There are infant and junior schools within the vicinity with secondary schooling at Arden School, Knowle. Dorridge offers commuter train services to Birmingham and London, whilst Solihull town centre, with its unrivalled amenities, is approximately two miles distant. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are within a 15/20 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 (Birmingham to London) motorway.

A two bedroom detached bungalow in need of modernisation, set within a quiet cul de sac location and in close proximity to local amenities. The accommodation in brief comprises; welcoming entrance hallway, cloaks cupboard, airing cupboard, breakfast kitchen, lounge, conservatory, two bedrooms and principal bathroom. Whilst to the outside, there is a private rear garden with hard standing shed and to the fore, there is plenty of fore court parking with attached single garage.

There is an age restriction on this property of 58 years and over.



Auctioneer's Comments:

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction.

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days.

Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT. which secures the transaction and takes the property off the market.

Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change.

Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.)

WELCOMING ENTRANCE HALLWAY
with cloaks cupboard and airing cupboard.

LOUNGE 11' 7" x 17' 6" (3.546m x 5.345m)
with sliding doors out to the rear.

BREAKFAST KITCHEN 9' 10" x 11' 8" (3.013 max m x 3.570m)
with an array of base and drawers set under a work top surface with a sink and drainer with mixer tap set above. Recess for cooker, fridge and washing machine. Matching cupboard units with Worcester boiler.

CONSERVATORY 8' 0" x 11' 6" (2.444m x 3.509m)
with windows to all elevations and double doors leading out to the rear garden. With further cupboard units.

BEDROOM 1 10' 7" x 13' 8" (3.242m x 4.184m)
with an array of fitted wardrobes and bay window to the fore.

BEDROOM 2 12' 9" x 8' 11" (3.904m x 2.737m)

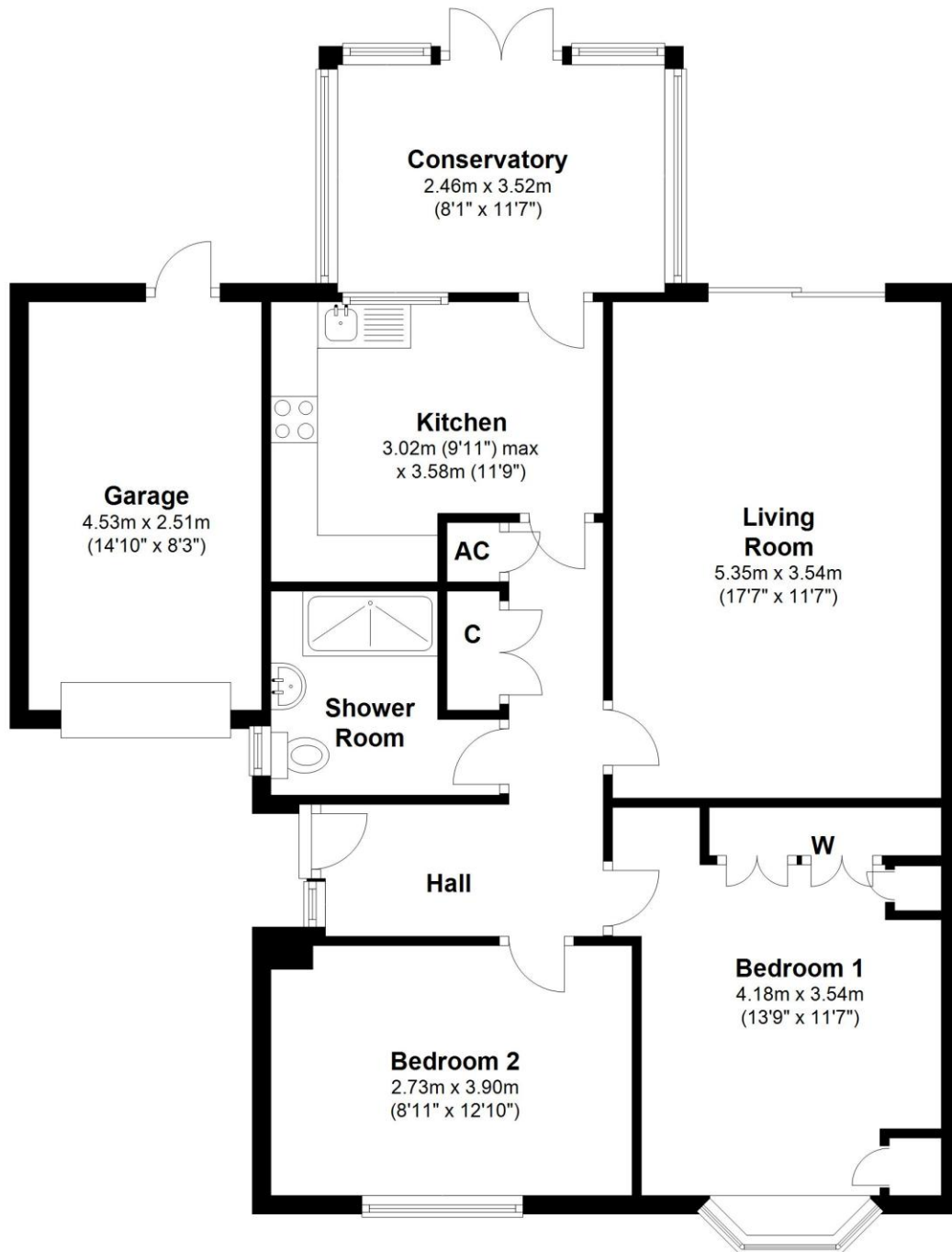
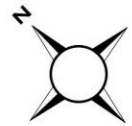
PRINCIPAL SHOWER ROOM
with a double width shower cubicle, low level flush WC and hand wash basin with tiling to surrounds for splash backs.

OUTSIDE
there is a private rear garden with a paved patio area ideal for seating Summer furniture for those Summer months, hard standing shed. Whilst to the fore, there is plenty of fore court parking, partially laid to lawn garden and a single attached garage.



Ground Floor

Approx. 89.7 sq. metres (966.0 sq. feet)



Total area: approx. 89.7 sq. metres (966.0 sq. feet)

Measurements are approximate and should be used for illustrative purposes only
Plan produced using PlanUp.

17 Widney Close

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

To complete our quality service, John Shepherd is pleased to offer the following: -

Free Valuation: Please contact the office on 01564 771186 to make an appointment.

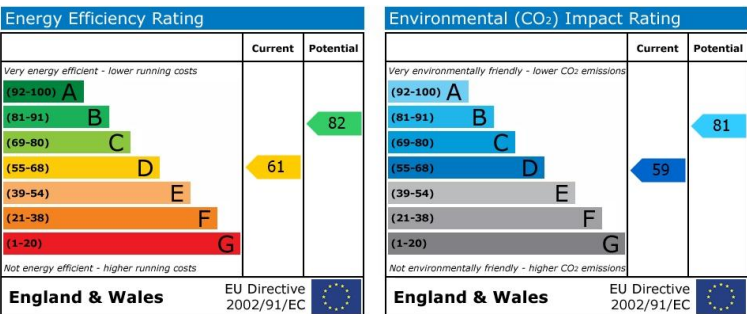
Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 703 1850.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

John Shepherd, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd and any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



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