



EARLES
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**Wood End Farmhouse,
Broad Lane, Tanworth-In-Arden, Solihull, B94 5DN
Guide Price £700,000+ (Plus Fees)**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 21st October 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Wood End Farmhouse is well situated for not only Birmingham city centre and local towns such as Solihull, Redditch and Stratford upon Avon, but also the national motorway network. Birmingham city centre is approximately 8 miles to the north, with Solihull some 5 miles north east, and Redditch 4 miles south west. The M42 Motorway (J3 and J4) are within easy driving distance, as is the M40 (restricted J16). There are local railway stations at Wood End, on the North Warwick line, and Dorridge, both having good services to Birmingham (Moor Street and Snow Hill). From Dorridge station fast trains run to London Marylebone, making the capital easy to access. Birmingham International Airport, the NEC and future HS2 travel hub, are all within easy travelling distance, just off the M42 Motorway (J6).

The property comprises a substantial, Five bedroom, detached, Victorian former farmhouse, of approximately 3000 sq ft, which was the subject of extensive renovation, extensions and improvements in the late 1980s/early 1990s. Now some upgrading of décor and some fittings will bring the property into 2025. Constructed of mellow Warwickshire red brick, under a blue slate roof, the property has double glazed windows, high ceilings and many decorative features, such as plasterwork, ceiling roses, picture rails and in particular, marble fireplaces.

The large breakfast kitchen is a particular feature of the property, with an extensive range of well-fitted units, a 4-oven Aga and really is the 'hub' of the house. It would provide an excellent family home, within easy walking distance of Wood End Railway station on the North Warwick line and the famous Warwickshire village of Tanworth in Arden, with its church, public house, school and other services.

The auctioneers recommend early viewing in order to appreciate the potential of this large property.

The substantial Victorian, double fronted property, is approached via a bricked path and flat roofed portico, leading to the wide hardwood front door, with part multi obscure glazed panels over, opening into the

Reception Hall

16'11" max x 6'0" max (5.18m max x 1.85m max)
With tiled floor, double panel radiator, doors radiate off to

Sitting Room

18'1" max (into bay) x 13'5" max (5.53m max (into bay) x 4.10m max)
Double panel radiator, Victorian marble fire surround with cast iron insert

Lounge

16'4" max (into bay) x 13'5" max (5.0m max (into bay) x 4.11m max)
Dual aspect with double panel radiator, large multifuel burner with brick surround and mantel over, door to

Cloaks Cupboard

4'10" x 0'7" (1.48m x 0.19m)
Housing electrical switch gear.

From the Reception Hall, a part glazed door leads to

Inner Hall

26'2" max x 4'10" max (8m max x 1.48m max)
With hardwood multi-obscure glazed panel external door, doors radiate off to

Cellar

16'10" x 12'2" (5.15m x 3.73m)
With inner chamber

Cloakroom

7'4" x 3'2" (2.25m x 0.97m)
Part tiled with low level, close coupled W.C., bracket wash hand basin

Part glazed door leads off the Inner Hall to

Dining Room

16'8" max (into bay) x 12'9" max (5.09m max (into bay) x 3.90m max)
Twin aspect, Victorian marble fireplace with cast iron insert and tiled hearth, double panel radiator, part glazed door to

Inner Lobby

With tiled floor, ceiling light point, double panel radiator, door to

Utility Room

10'2" x 7'0" (3.11m x 2.15m)
Tiled floor, double panel radiator, extensive run of roll top work surfaces with cupboards under, space for washing machine, stainless steel single drainer sink unit with mixer tap over, door to

Boiler Cupboard

Housing 'Ideal' gas fired central heating boiler

From the Inner Lobby, part multi-glazed door leads to

Breakfast Kitchen

25'7" x 16'2" (7.81m x 4.93m)
Dual aspect, tiled floor, obscure glazed part multi pane back door, the kitchen is fitted with an extensive range of Corian style work surfaces, 1 ½ bowl stainless steel sink with single drainer and mixer tap over, space for dishwasher, wall cupboards, plate rack, further range with pan drawers, cupboards and drawers under, set in the Corian style worktop is a Dediétrich electric hob, Dediétrich deep fat fryer, 4-oven oil-fired Aga with hot plate and extractor fan over, set in a faux brick fireplace and chimney breast, further

range of cupboards under Corian style work surfaces, wall cupboards and unit housing Prestige microwave, space for fridge freezer, ceiling light points. A further glazed door to

Boot Room

11'8" x 6'7" (3.57m x 2.03m)
Single panel radiator, loft access hatch, door to

Cloakroom

7'1" x 3'11" (2.16m x 1.21m)
With built in vanity unit, close coupled low level W.C., part tiled walls

From the Entrance Hall, stairs rise to the

First Floor Landing

18'10" max x 11'3" max (l-shaped) (5.75m max x 3.45m max (l-shaped))
Single panel radiator, doors radiating off to

Bedroom One

16'11" x 13'6" max (5.16m x 4.12m max)
Double panel radiator, extensive run of built-in wardrobes with hanging rails and cupboards over, vanity unit, door to

En Suite Shower Room

8'8" x 5'11" (2.65m x 1.81m)
Recently refurbished with low level W.C., vanity unit with mixer tap over, large walk-in shower with mixer and rain head, chrome ladder towel rail, part tiled walls

Bedroom Two

15'2" x 13'8" max (4.64m x 4.18m max)
Dual aspect, double panel radiator, extensive run of built-in wardrobes with hanging rails and cupboards over, door to

En Suite Shower Room

7'5" x 4'9" (2.27m x 1.47m)
Double panel radiator, matching suite of low level close coupled W.C., vanity basin, shower with screen and mixer, part tiled walls

Bedroom Three

15'4" x 13'1" max (4.68m x 3.99m max)

Double panel radiator, extensive run of built-in wardrobes with hanging rails and cupboards over, large vanity unit

Bedroom Four

12'1" x 10'11" (3.69m x 3.33m)

Double panel radiator, extensive run of built-in wardrobes with hanging rails and cupboards over, vanity unit

Family Bathroom

13'7" x 6'11" (4.16m x 2.12m)

Recently refitted with matching white suite of low level close coupled W.C., vanity unit with mixer tap over, freestanding fibreglass bath, with shower mixer tap attachment over, large walk-in shower cubicle with rainwater head and mixer tap, chrome ladder towel rail, matching tiled floor and three quarter walls, door to

Airing Cupboard

Housing large Heatrae Sadia water heater and pressure vessel

From the Landing, door opens to a steeply rising staircase to the Second Floor, with loft access

Bedroom Five

15'0" x 15'3" (restricted height) (8'7" between pu (4.59m x 4.67m (restricted height) (2.63m between p)

Double panel radiator.

EXTERIOR

Surrounding the property is an extensive pavioured and part tarmacadam parking/turning area for numerous vehicles. To the south and east of the property are mainly lawned gardens with feature sitting area surrounded by mature shrubs and trees. The whole offering great scope for further enhancement.

GENERAL INFORMATION

Services

Mains water, electricity, gas and drainage are

connected to the property. Space and hot water heating is via a gas-fired boiler.

Authorities

Warwickshire County Council(

www.warwickshire.gov.uk)

Stratford on Avon District Council

(www.stratforddc.gov.uk)

Severn Trent Water Ltd (www.stwater.co.uk)

National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 18th November 2025 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

Fixtures and Fittings

All those items mentioned in these particulars will be included in the sale; others, (if any) are specifically excluded.

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

Vendors' Solicitors

A full auction pack is available from the vendor's solicitors:

Roythornes

2nd Floor East/West Tollhouse Hill

Nottingham

NG1 5FS

Acting: Mr Joseph Collis

Email: josephcollis@roythornes.co.uk

Telephone: 0115 773 7293

Viewing

Strictly by prior appointment only through the auctioneers, Earles (Henley-in-Arden). Please call 01564 794 343 to arrange a viewing.

Directions

From Birmingham, the north, M42 (J3), take the A435 dual carriageway south, signposted to Redditch, pass over/come off the M42 and head south. After approximately ¼ mile, take the first slip road on the left into Penn Lane, at the end turn left onto the B4101, Broad Lane, pass the Warwickshire Lad public house and railway station at Wood End on your left. After approximately 500 yards turn left into Earlswood Common, where the property will be found immediately on the left hand side, as indicated by the Earles auction boards.

From Solihull and Shirley, take the B4102 signposted to Redditch, passing through Earlswood and over the M42 motorway, just before the B4101 junction onto Penn Lane, the property will be found on the right hand side, indicated as above.

From Henley in Arden, the A4300 and the south, having passed through Henley in Arden, turn left into Tanworth Lane, passing through the hamlet of Danzey Green, into Tanworth in Arden. At The Green (by the church) turn right into Doctors Hill, passing underneath the North Warwick railway line and up Tom Hill, turning left at the crossroads onto the B4101. After approximately 400 yards (heading towards the A435) the property will be found on the junction of Broad Lane and Earlswood Common, indicated as above.

Postcode: B94 5DN

What3Words: ///limp.factories.ends

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately

before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

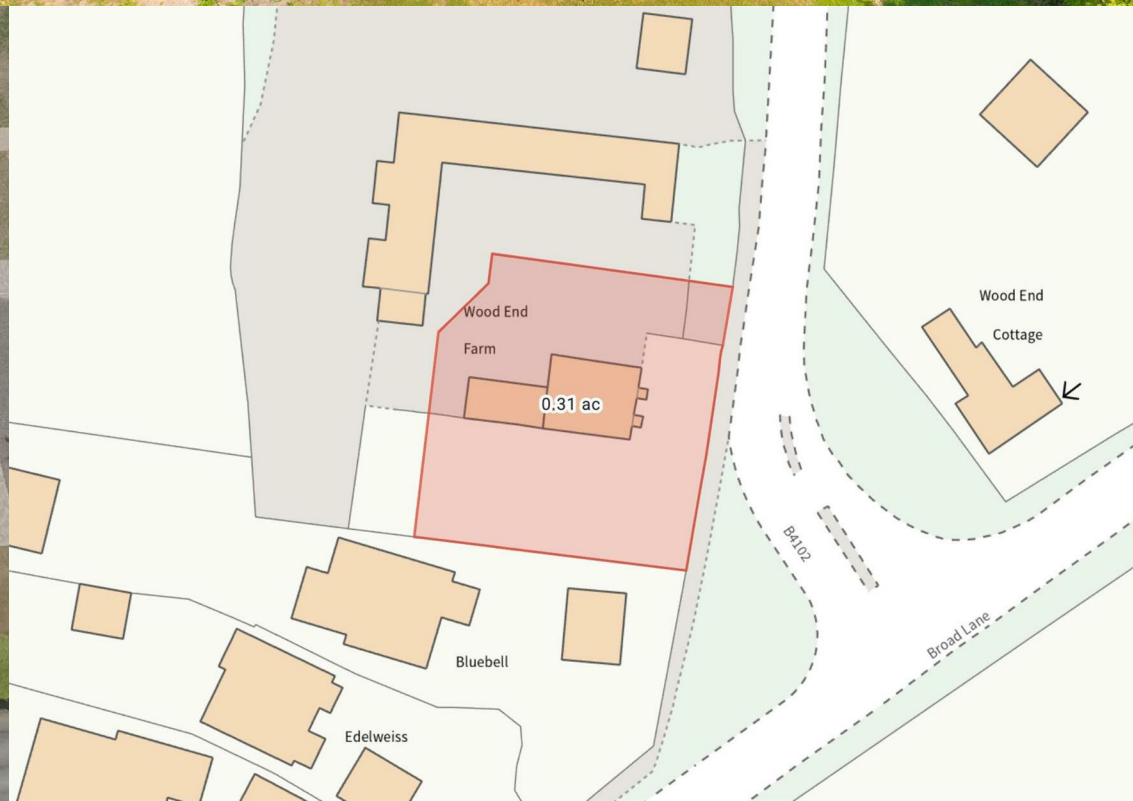
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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Total area: approx. 306.0 sq. metres (3294.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

