



EARLES
TRUSTED SINCE 1935



106 Sandgate Road,
Hall Green, Birmingham, B28 0UL
Guide Price £175,000+ (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).

Introduction

Offering this property for sale by public auction provides the market with an excellent opportunity to acquire a traditional semi-detached house that offers good scope for refurbishment and extension (subject to planning permission).

In brief, the accommodation comprises; three bedrooms, family bathroom, one reception room, kitchen, covered side passageway, and private rear garden.

This property is set back from the road behind a lawned foregarden, which is enclosed by timber picket fencing. A paved pathway leads to the glazed front door (with canopy porch above and matching screen to the side), which opens into:

Entrance Hall

12'11" x 5'1" (3.96m x 1.56m)

With staircase rising to the first floor, door to understairs storage cupboard, and radiator. Door into:

Living Room

23'9" x 9'11" (7.25m x 3.04m)

With glazed bay (half) window to the front, glazed door leading to the rear garden, feature fireplace, alcove for storage, and radiators.

Kitchen

12'9" x 7'1" (3.89m x 2.16m)

With glazed window to the rear, a range of drawer and base units with work surfaces over, inset stainless steel sink with swing mixer tap over, space for a freestanding cooker, space for undercounter refrigerator, and radiator. Glazed door (with matching screen to the side) into:

Covered Side Passageway

With doors leading to the front of the property and rear garden

First Floor Landing

6'5" x 5'1" (1.98m x 1.56m)

With glazed window to the side. Door into:

Bedroom One

11'11" x 9'11" (3.64m x 3.04m)

With glazed bay (half) window to the front and radiator.

Bedroom Two

11'10" (into bay) x 9'11" (3.63m (into bay) x 3.04m)

With glazed bay (half) window to the rear and radiator.

Bedroom Three

6'0" x 5'1" (1.83m x 1.56m)

Housing the gas fired central heating and hot water boiler; with glazed window to the front, fitted wall and base storage units, and radiator.

Bathroom

5'8" x 5'1" (1.75m x 1.55m)

With obscure glazed window to the rear, 3-piece suite comprising; panelled bath with shower attached and hot-and-cold taps over, low level WC, pedestal wash hand basin with hot-and-cold taps over, extractor fan, tiling to splashback areas, and radiator.

Rear Garden

Long rear garden with paved patio area, mature trees and bound on three sides with timber fencing. At the rear of the garden, there is a concrete sectional garage and timber gate that leads to the pedestrian and vehicular access.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services. That being said, we understand that mains drainage, electricity, gas, and water are connected to the property, but none of these services have been tested.

Authorities

Birmingham City Council (www.birmingham.gov.uk)

National Grid (www.nationalgrid.co.uk)

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

Flood Risk

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Broadband and Mobile

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good outdoor', O2 and Three being rated 'Good outdoor, variable in-home', and Vodafone being rated 'Good outdoor and in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 18th November 2025 (or earlier by mutual agreement).

Fees

On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum of £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, which is to be paid whether the property is sold in the room on the night or prior to/post auction.

Plans

Plans are shown for identification purposes (only).

Viewing

Strictly by prior appointment with the auctioneers. Please call the office (01564 794 343 / 01789 330 915) to arrange a viewing.

Directions

Post Code:
B28 0UL

What3Words:
///grades.push.voices

Vendor's Solicitors

A full auction pack is available from the vendor's solicitors:
Wadsworths Solicitors
325 Stratford Road
Shirley
Solihull
B90 3BL

Acting: Ms Alexandra Tait
Email: alexandra.tait@wadsworthslaw.co.uk
Telephone: 0121 745 8550

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 they 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).

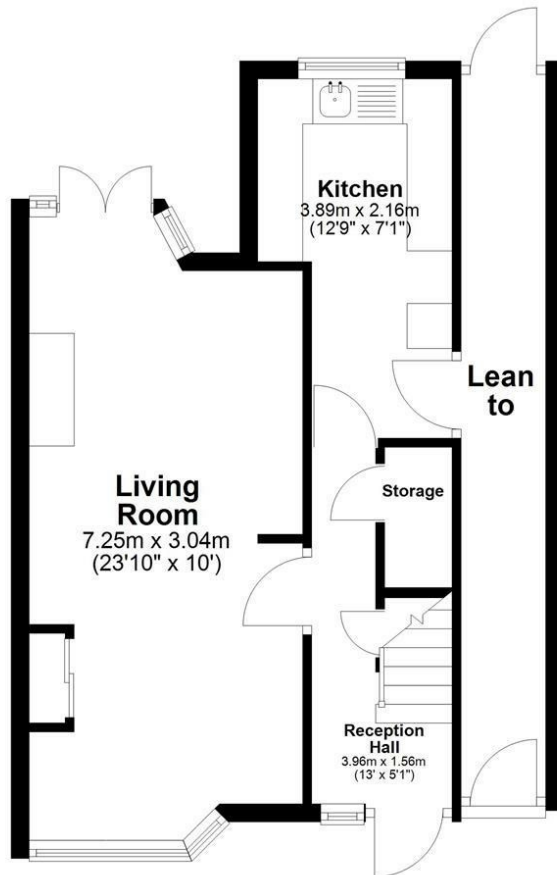
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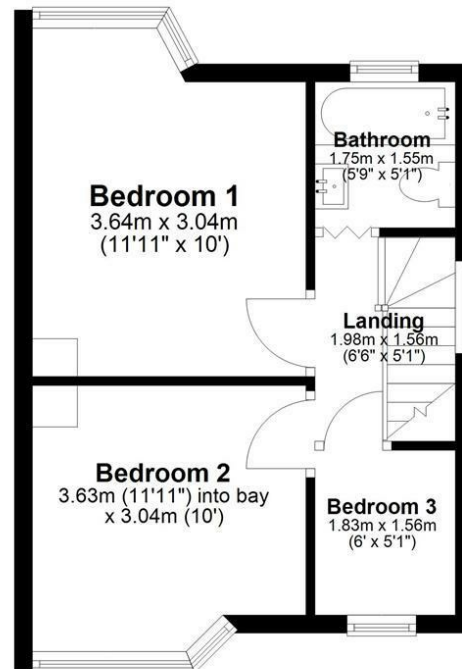
Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



First Floor

Approx. 29.3 sq. metres (314.9 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 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	

