



EARLES
TRUSTED SINCE 1935



*Rose & Co.
Traditional Alcoholic
Ciders
Home Made Hot Meals
& Cold Snacks
With attractive secluded
garden at rear*

**50 High Street,
Feckenham, Worcestershire, B96 6HS
Guide Price £195,000+ (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 7th July 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).



Introduction

This two-bedroom Grade II listed 17th-century timber-framed cottage located in the centre of the sought-after village of Feckenham, has been owned by the same family for over 40 years and is well maintained, retaining many period features including exposed beams and fireplaces. Accommodation comprises an entrance/dining hall, lounge and galley-style kitchen on the ground floor together with two bedrooms, and a shower room on the first floor. Externally, the property benefits from a large rear garden with open countryside views, together with a small garden to the front. on-street parking is to the front of the property. There is a right of way across the rear of a neighbouring property which provides access to the rear garden of No 50. Offered with no upward chain.

Feckenham is a highly desirable rural village, which has an award winning community shop/cafe, two public houses, and primary school,. More extensive services are available in nearby Astwood Bank and Alcester. The larger centres of Birmingham, Solihull, and Worcester provide extensive retail and leisure facilities within reasonable driving distance together with easy access to the national motorway network (M5, M42 & M40) The New 'Worcestershire Parkway' station with fast trains to London and the West Country is within easy driving distance, as is Redditch station on the 'Cross City' line with fast trains to Birmingham (New Street).

Reception Dining Hall

19'4" (max) x 8'7" (5.91m (max) x 2.62m)

Living Room

16'5" x 11'4" (5.01m x 3.46m)

Kitchen

16'7" x 4'11" (5.08m x 1.52m)

First Floor Landing

Bedroom One

16'5" x 14'9" (5.01m x 4.50m)

Bedroom Two

6'4" x 9'2" (1.94m x 2.80m)

Shower Room

5'5" x 5'1" (1.66m x 1.57m)

Rear Garden

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies as to the availability (or otherwise) of services. It is understood that mains gas, electricity, water and drainage are connected to the property.

Authorities

Worcestershire County Council
(www.worcestershire.gov.uk)
Redditch District Council (www.redditchdc.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure & Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 4th August 2026 (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 & Fittings

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

Rights of Way & Easements

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

Flood Risk

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

Broadband & Mobile Coverage

Superfast broadband speed is available in the area, with a predicted standard available download speed of 80 Mbps and a predicted standard available upload speed of 20 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor

O2 – Variable Outdoor

Three - Good Outdoor

Vodafone – Good Outdoor

For more information, please visit:

<https://checker.ofcom.org.uk/>.

Vendor's Solicitors

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

MFG Solicitors
1 High Street
Bromsgrove
Worcestershire
B61 8AJ

Acting: Mr Alan Morris

Email: alan.morris@mfgsolicitors.com

Telephone: 01527 831691

Viewing

Strictly by prior appointment only through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794343.

Directions

From Stratford on Avon, Alcester and the East, take the A46, A435, B4090 in to the centre of the village, turning right in to the High Street, just after the village square the property will be found on the right hand side next door to the Rose & Crown Public house, as indicated by the Earle's Auction board.

From Birmingham, Redditch and the north, take the A441 south. In the village of Astwood bank, turn right on to the B4092 then at the cross roads, turn right again and follow the B4090 in to the village of Feckenham (As above)

From Worcester/Droitwich, the M5 and the West, take the B4090, pass through the village of Hanbury and in to the centre of the village, turning right in to the High Street opposite the Lygon Arms Public house and follow the directions as above.

Postcode: B96 6HS

What3Words: relies.thrones.modest

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).

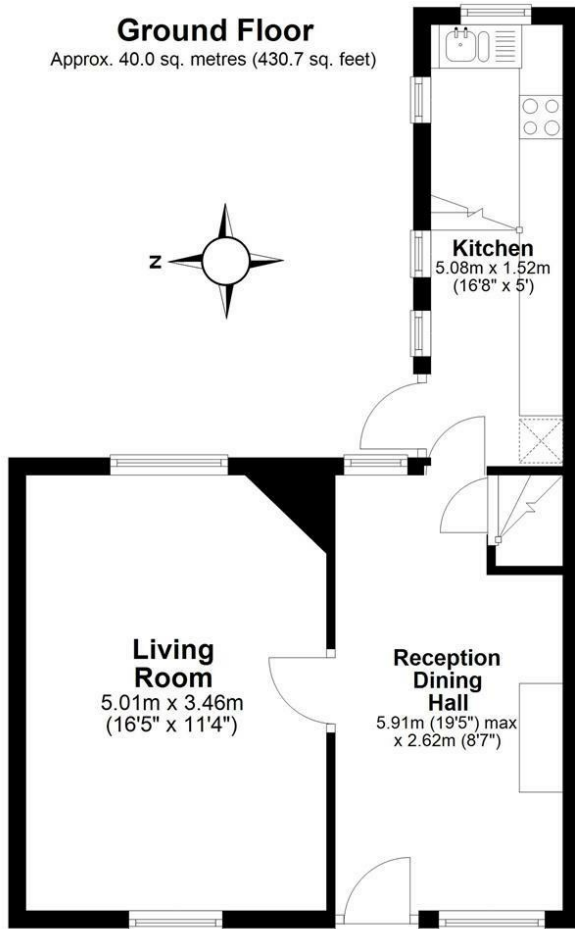
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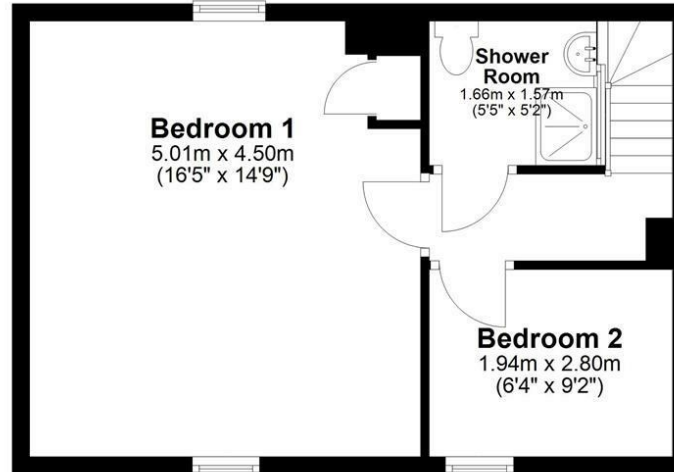
Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 75.9 sq. metres (817.0 sq. feet)

