



437 Warwick Road,
Solihull, West Midlands, B91 1BD
Guide Price £495,000+ (Plus Fees)

The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 18th November 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 a fantastic opportunity to acquire a 1920s detached house with great scope for modernisation and extension (subject to planning permission).

In brief, the accommodation comprises; four bedrooms, one bathroom with separate WC, two reception rooms, breakfast kitchen, integral garage, and good-sized rear garden.

The town of Solihull offers an excellent range of amenities to include the renowned "Touchwood" shopping centre and "Tudor Grange" leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups, including public and private schools for both boys and girls. The nearest railway station ("Solihull") is only less than 1 mile away and provides direct trains to Birmingham City Centre, London Marylebone, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M5, M6 and M40 motorways.

This property is set back from the road behind a long tarmacadam driveway, which provides parking for multiple vehicles and gives access to the integral garage. There is a lawned foregarden with flower borders, mature hedging on both sides and a raised flower bed planted with a range of mature shrubs. A double glazed sliding door (with matching side panel) opens into:

Entrance Porch

7'8" x 2'7" (2.36m x 0.79m)

With timber door (with stained glass insert) into:

Reception Hall

13'10" x 7'8" (4.22m x 2.36m)

With feature leaded light stained glass window to the front, staircase rising to the first floor, door to understairs storage cupboard, and radiator. Door into:

Living Room

16'8" (into bay) x 11'1" (5.09m (into bay) x 3.39m)

With feature double glazed walk-in bay window to the front, and radiator.

Dining Room

14'5" x 11'1" (4.40m x 3.39m)

With double glazed sliding door leading to the rear garden, and radiator.

Breakfast Kitchen

16'3" x 11'3" (4.97m x 3.45m)

With double glazed windows to the side and rear, double glazed door leading to the rear garden, a range of wall, drawer and base units with work surfaces over, inset double bowl/double drainer

stainless steel sink with mixer tap over, breakfast bar, and wall mounted "Vaillant" gas-fired combination boiler.

First Floor Landing

7'4" x 2'11" (2.25m x 0.89m)

Split-level; with hatch giving access to the loft space. Door into:

Storage Cupboard

Bedroom One

17'3" (into bay) x 11'1" (5.27m (into bay) x 3.39m)

With feature double glazed walk-in bay window to the front, a range of built-in wardrobes, matching dressing table unit, and radiator.

Bedroom Two

14'5" x 11'1" (4.40m x 3.39m)

With double glazed window to the rear, pedestal wash hand basin with hot-and-cold taps over, tiling to splashback areas, and radiator.

Bedroom Three

10'11" x 9'8" (3.35m x 2.97m)

With double glazed window to the rear, and radiator.

Bedroom Four

8'6" x 7'3" (2.61m x 2.23m)

With single glazed window to the side, and radiator.

Bathroom

12'9" (max) x 6'1" (3.90m (max) x 1.86m)

With obscure glazed window to the rear, panelled bath, separate shower cubicle, pedestal wash hand basin, tiling to splashback areas, and radiator.

Separate WC

4'11" x 2'7" (1.51m x 0.80m)

With obscure glazed window to the side, and low level WC.

Integral Garage

15'8" x 8'3" (4.80m x 2.54m)

With double timber doors to the front, pedestrian door to the side, lighting, power, and controls for solar panels.

Rear Garden

To the side of the property, a timber gate gives access to the side passageway, which, in turn, leads to the rear garden. The garden is mainly laid-to-lawn with a paved patio area. It is well-stocked with a range of mature plants, shrubs and trees and is bound by mature hedging to one side and timber fencing to the other two sides (including the rear).

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

National Grid (www.nationalgrid.co.uk)
Severn Trent Water (www.stwater.co.uk)
Solihull Metropolitan Borough Council (www.solihull.gov.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 1,000 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good outdoor', O2 being rated 'Good outdoor, variable in-home', and Three 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. 16th December 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. Upon completion, the purchaser will also be required to pay a buyer's premium of 1.5% of the contract sale price (plus VAT).

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. When attending the property, viewers do so at their own risk and should take great care.

Directions

Post Code:
B91 1BD

What3Words:
///faces.times.papers

Vendor's Solicitors

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

Hennah Haywood Law
13 Clytha Park Road
Newport
NP20 4PB

Acting: Ms Sehar Hussain
Email: seharh@hh-law.uk
Telephone: 01633 846 545

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.

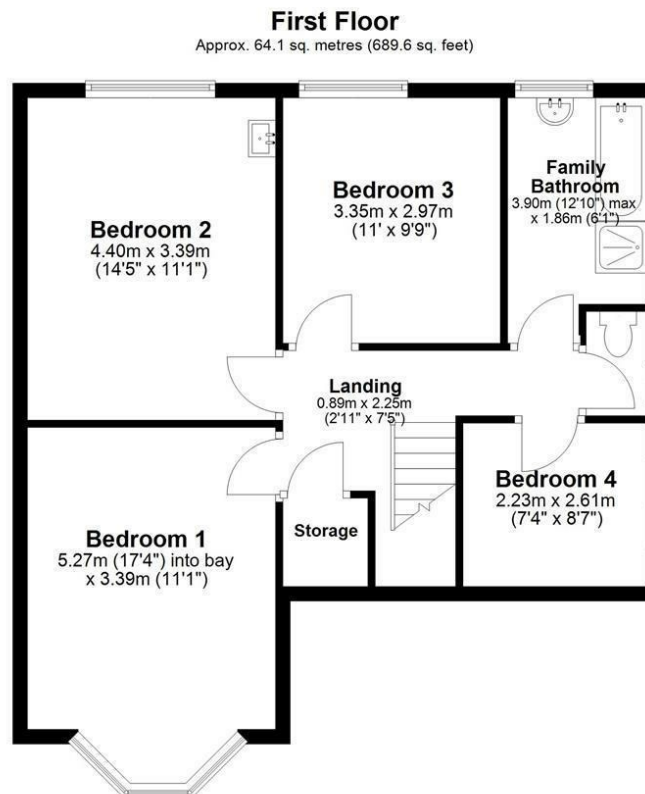
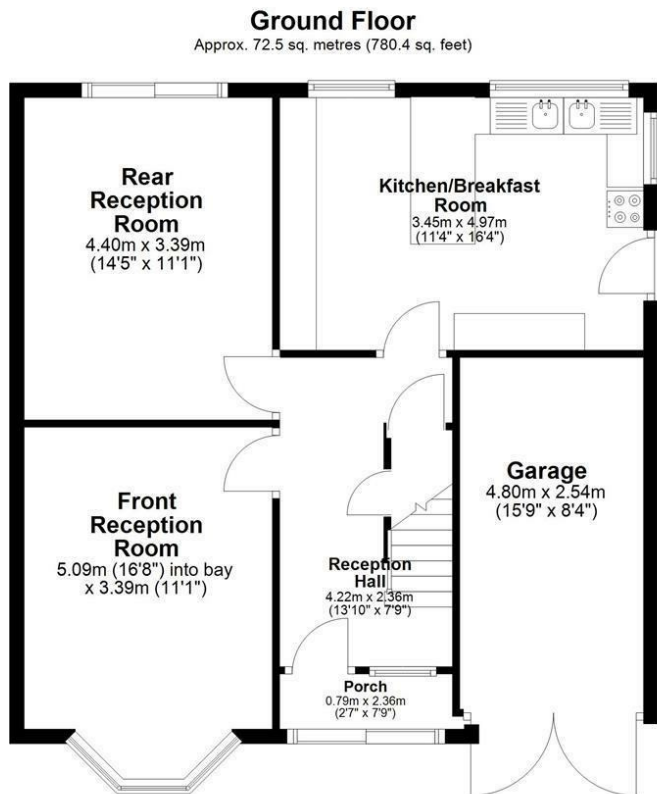
Agent's Note

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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Total area: approx. 136.6 sq. metres (1470.0 sq. feet)

