

BIRMINGHAM ROAD, HASELEY CV35 7HF



Haseley Lodge is an interesting single storey property set in mature, good-sized gardens overlooking open fields to the rear.

The property now requires comprehensive modernisation and improvement but offers scope subject to the necessary permissions and consents to create a very interesting property.

- **Being Sold by Public Auction 17th June at The Warwick Arms Hotel**
 - **Detached Two Bedroom Period Property**
 - **In Need of Full Renovation**
 - **Two Bathrooms**
 - **Breakfast Kitchen**
 - **Sitting Room**
 - **Extensive Garden with Countryside Views**
 - **Good Transport Links**

2 BEDROOMS

BY PUBLIC AUCTION £350,000

Nestled on Birmingham Road in the charming village of Haseley, this delightful two-bedroom detached bungalow presents a unique opportunity for those seeking a project to transform a period property into their dream home.

Haseley Lodge is an inviting 732 square feet, the bungalow boasts a spacious reception room, perfect for entertaining or relaxing with family.

The property features two well-proportioned bedrooms and two bathrooms, providing ample space for comfortable living. One of the standout features of this home is the large garden, which offers stunning countryside views, creating a serene backdrop for outdoor activities or simply enjoying the beauty of nature.

Conveniently located, this bungalow is close to main transport routes and rail links, ensuring easy access to nearby towns and cities. However, it is important to note that the property is in need of full renovation, allowing the new owner to personalise and enhance the space to their liking.

This property will be sold by public auction, making it an exciting opportunity for buyers looking to invest in a home with great potential. Whether you are a first-time buyer, a seasoned investor, or someone looking to downsize, this bungalow offers a blank canvas in a picturesque setting. Do not miss the chance to make this property your own and enjoy the tranquil lifestyle that Haseley has to offer.

The property is set back from the road via a tarmac driveway and pavers lead up to the accommodation which comprises:

Porch

Part glazed front door gives access into porch having window to front elevation, solid door gives access into

Living room 15'1" x 10'5" (4.60m x 3.18m)

maximum measurements into bay

Having uPVC double glazed bay window to side elevation and further double glazed window to front elevation, fireplace with tiled hearth and gas fire, built-in storage cupboards, single panelled radiator, panelled door through to

Hallway

Having access to loft void.

Bedroom one 11'1" x 10'8" (3.4 x 3.26)

Having central light point to ceiling, double glazed window to front elevation, single panelled radiator.

Bedroom two 11'9" x 10'2" (3.6 x 3.1)

Located at the rear of the property and having light point to ceiling, double glazed window to side elevation, single panelled radiator, fireplace.

Shower room 5'10" x 3'11" (1.8 x 1.2)

Having light point to ceiling, window to rear elevation, tiled to three quarters height throughout, there is an electric shower, pedestal wash hand basin.

Kitchen 9'10" x 6'10" (3 x 2.1)

Having double glazed window to rear elevation, single panelled radiator and a dated fitted kitchen, door through to

Lean-to Utility area 14'1" x 5'6" (4.3 x 1.7)

Having part opaque glazed door to front elevation, window into kitchen and an outside tap.

From this area is also a store.

Bathroom 8'0" x 5'5" (2.44 x 1.66)

Having light point to ceiling, fitted bathroom to comprise: panelled bath, pedestal wash hand basin, low level flush W.C. and a double glazed window to rear elevation.

Outside

The property has mature gardens to front and side elevations that do require attention, the property is situated towards the rear of this main site and there are open views to the rear. There is a larger area of garden to the left hand side of the property where there is a greenhouse and gates giving access to a sectional concrete garage and further parking area.

The property has a site area of approximately

Tax Band

The Council Tax Band is D.

Auction Conditions Of Sale

Conditions of Sale The Lot will be sold subject to the special and general conditions of sale which have been settled by the Vendors Solicitors. These conditions and the contract may be inspected during the usual office hours at the offices of the Solicitors and at the Auctioneers offices for the previous five working days before the sale and will be available for inspection on the day of the sale. The purchasers shall deem to bid on the terms whether they have inspected or not.

The auction will be held on the 17th June 2025 commencing at 6pm at The Warwick Arms Hotel, Warwick CV34 4AT

Solicitor: John Hathaway, Heath and Blenkinsop, 42 Brook Street, Warwick CV34 4BL
law@heathandblenkinsop.com 01926 492407

Auction Price Information

Guides are provided as an indication of each seller's minimum expectations. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range of no more than 10% above the single figure Guide.

Guidance to Buying At Auction

Attention is drawn to the general and special conditions of sale. If one is the successful bidder, upon the fall of the gavel there is a binding contract. The purchaser is immediately at risk in relation to the property and therefore should ensure that he has the ability to complete on the appropriate day and also ensure that insurance cover is made. Completion will take place within 28 working days of the Agreement. The successful bidder will sign a contract on the night of the sale and pay 10% deposit of the purchase price and a Buyer's Premium of £500 + VAT. . The Auctioneer has the right, as Agents for the Vendors, and the Purchasers at this stage to complete the contract. Any guide price mentioned in negotiations or discussed with the Auctioneer, or any of their representatives, should not be relied upon by a prospective purchaser as representing a professional opinion for any purpose in accordance with the requirements or guidance notes of the relevant bodies.

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Unsold Lots

If you wish to register your interest or submit a post auction offer on any unsold Lot, please speak directly to James Hawkesford if you are bidding in the room, or phone 01926 438122 or email: JMH@hawkesford.co.uk

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Viewing

Strictly by appointment through the Agents on 01926 411 480.













