



149 Birmingham Road

, Warwick, CV34 5XW

Auction Guide £320,000

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We're delighted to offer 'The Spinney' for sale by Modern Method Of Auction. Located on Birmingham Road, Warwick. This delightful detached dormer bungalow presents an excellent opportunity for those seeking a spacious family home. Boasting four well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining guests.

With no chain involved, this home is ready for you to move in and make it your own. There is fantastic scope to modernise or extend the property, subject to planning permission, allowing you to tailor the space to your personal taste and requirements.

The location is another significant advantage, offering a blend of peaceful living while being close to local amenities and transport links. This property is a rare find in Warwick, combining potential with a desirable setting. Don't miss the chance to view this exceptional home and envision the possibilities it holds for you and your family.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (amsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Living Room

21'8" x 13'4" (6.60m x 4.06m)

Kitchen Diner

31'7" x 9'7" (9.63m x 2.92m)

Bedroom 4

9'11" x 6'4" (3.02m x 1.93m)

Bathroom

9'11" x 6'0" (3.02m x 1.83m)

Bedroom 3

10'02" x 6'04" (3.10m x 1.93m)

Bedroom 1

10'07" x 10'05" (3.23m x 3.18m)



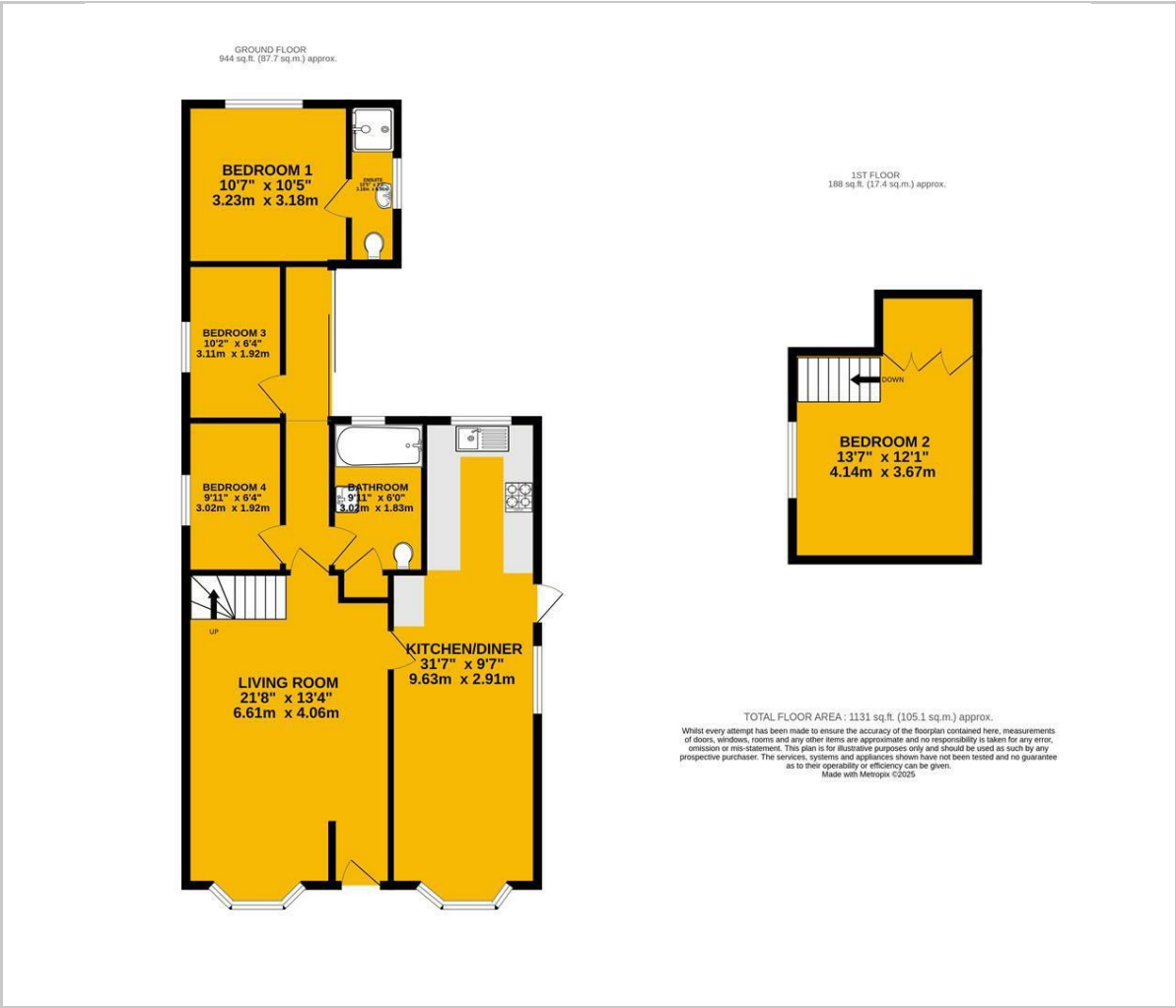


En-suite
10'05 x 3'2 (3.18m x 0.97m)

Bedroom 2
13'7 x 12'1 (4.14m x 3.68m)



Floor Plan

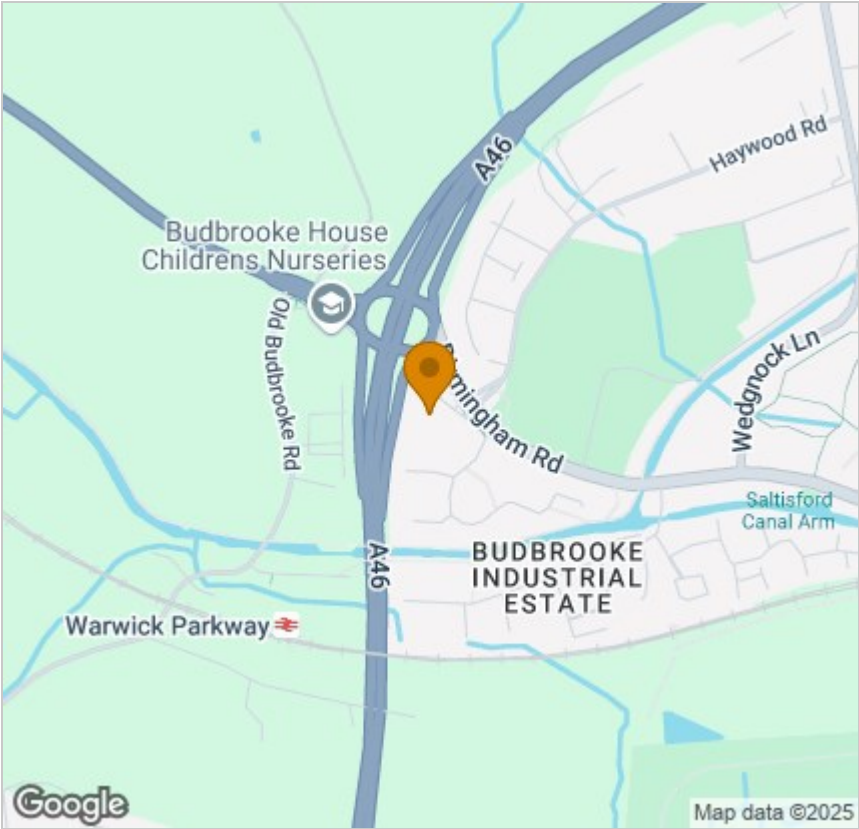


Viewing

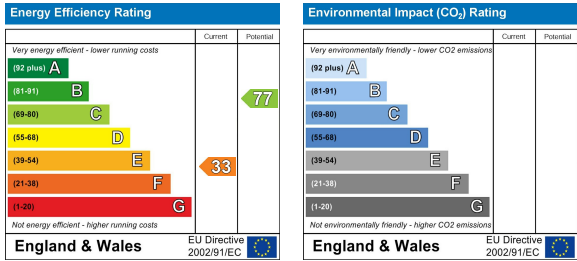
Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



| Estate Agency | Financial Services | New Homes | Legal services |



Contact us: Knowle 01564 791 130 or Warwick 01926 830 726
70 St Johns Close, Knowle, B93 0NH | info@change-homes.com | www.change-homes.com