



275 Widney Lane

, Solihull, B91 3JY

By auction £440,000

Auction Property!



Senate Property Services are delighted to offer this unique three bedroom detached character cottage with ample off road parking. Located close to local amenities and with M42 motorway link close by. Benefiting from partial double glazing, gas central heating and comprising of entrance hallway with fitted storage, downstairs refitted shower room, lounge with feature fireplace and bi-folding door to rear garden, dining room with feature fireplace place, refitted breakfast kitchen with granite work surfaces and access to rear garden, reception hallway with staircase to first floor and access to rear garden, three good size bedrooms and family bathroom to first floor and landscaped rear garden with patio/terrace and access to front of property.



The cottage was previously an old school house and dates back to pre 1888. The surrounding land (as recorded in the Tithe Apportionment) was originally a mixture of pasture, arable, meadow and rough which is now the residential developments of Whitefields Road, Widney Lane and Hillfield Road. The distinct line of mature trees and hedgerow running parallel to Widney Lane defines the original narrow rectangular plot within which the Cottage. Widney Lane is reportedly an ancient road, described in 1494 as the 'kings highway' leading from 'Sherley to Shelley'. Name of premises 'Hillfield Cottage' associates building with a particular area of the Borough as well as Hillfield Hall (grade II* listed) and Hillfield Farmhouse (grade II listed) both of which are within a relatively short distance of the Cottage.

PROPERTY MEASUREMENTS:

LOUNGE - 18' 4" x 13' 1" (5.58m x 4.00m)

DINING AREA - 17' 4" x 15' 7" (5.29m x 4.76m)

BREAKFAST KITCHEN - 14' x 12' 8" (4.26m x 3.85m)

DOWNSTAIRS SHOWER ROOM - 7' x 6' 8" (2.13m x 2.03m)

BEDROOM ONE - 15' 3" x 13' 8" (4.66m x 4.16m)

BEDROOM TWO - 15' 3" x 13' 1" (4.66m x 4.00m)

BEDROOM THREE - 12' 6" x 8' 10" (3.80m x 2.71m)

BATHROOM - 8' 11" x 8' 11" (2.72m x 2.71m)

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

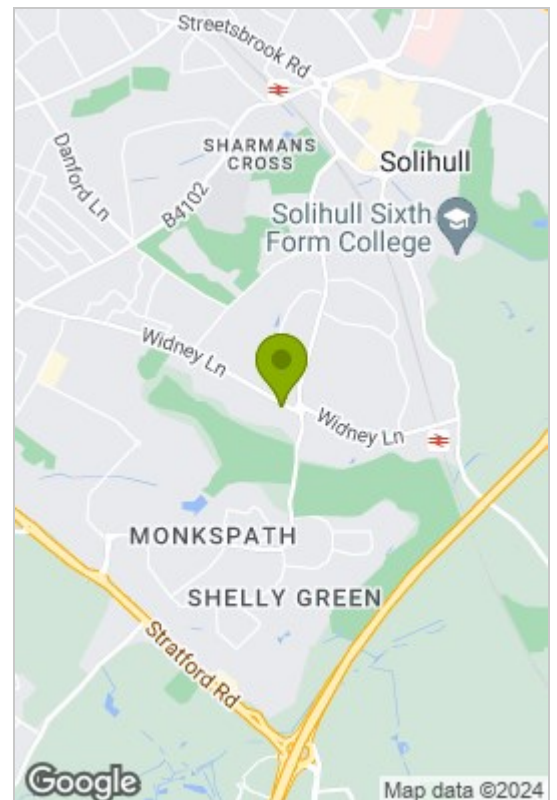
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

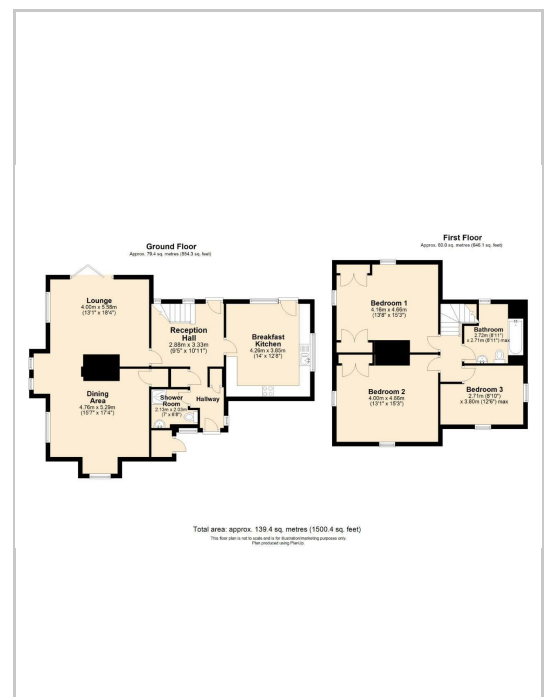
Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

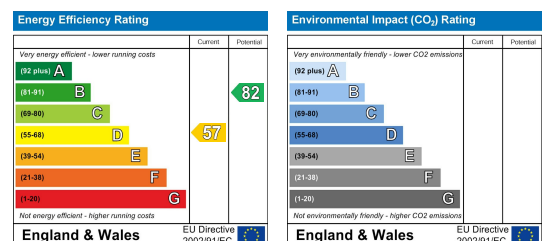
Area Map



Floor Plan



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.