



EARLES
TRUSTED SINCE 1935



21 Wood Lane
New End
B96 6NN

Guide Price £600,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

This bungalow, set on a generously sized plot 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).

Intruduction

An excellent opportunity to acquire a three-bedroom detached bungalow set on a generous plot of approximately 1.1 acres, situated in the desirable location of New End, Astwood Bank. The property enjoys spacious accommodation arranged over one floor, comprising a welcoming entrance hall, a light and airy open-plan living/dining room, a fitted kitchen with adjoining utility, three well-proportioned double bedrooms, a family bathroom with separate W.C., and an en-suite shower room to the master bedroom.

Outside, the property boasts extensive gardens, a double garage, and useful outbuildings including a chicken shed. In addition, the previous owner commenced a loft conversion under permitted development rights, with several Velux windows already in place, offering exciting potential to create a further two to three bedrooms and an additional family bathroom.

This rare offering combines generous living space, substantial grounds, and excellent scope for further enhancement, making it an ideal purchase for those seeking a versatile home in a highly regarded Worcestershire setting.

The auctioneers commend this opportunity to purchase such a property in an excellent location.

Entrance Porch

5'10" x 2'11" (1.8 x 0.89)

Hallway

6'10" x 12'1" (2.1 x 3.7)

Having doors leading to rooms and hatch providing loft access.

Living Area

19'0" x 10'9" (5.8 x 3.3)

With a window to the front elevation, a brick-built fireplace with open fire, and access to;

Dining Area

7'10" x 12'9" (2.4 x 3.9)

Having a window to the rear elevation and a doorway leading to;

Kitchen

9'5" x 12'5" (2.89 x 3.8)

Kitchen fitted with a range of wall and base units with laminate worktops, stainless steel sink with hot and cold taps, space for an oven and fridge-freezer, and a window to the rear elevation. Archway leading to;

Utility Room

8'5" x 3'10" (2.59 x 1.18)

Utility room fitted with a base unit and stainless steel sink with hot and cold taps, with window and door providing access to the rear garden. Also housing a wall-mounted gas boiler, with doorway leading to;

Garage

8'6" x 17'4" (2.6 x 5.3)

Garage having power and lighting, with an up-and-over door.

Bedroom 1

13'1" x 12'1" (4 x 3.7)

Master suite located to the rear of the property, with a window overlooking the garden and an opening into;

En suite

7'10" x 4'11" (2.4 x 1.5)

Fitted with a walk-in shower with electric shower over, low-level W.C., and hand basin, with tiled splashbacks and a frosted window to the rear elevation.

Bedroom 2

10'2" x 11'1" (3.1 x 3.4)

Generously sized bedroom with a window to the side elevation and space for wardrobes.

Bedroom 3

10'2" x 10'2" (3.1 x 3.1)

Bedroom located to the front of the property, with a window to the front elevation and space for wardrobes.

Family Bathroom

4'11" x 7'6" (1.5 x 2.3)

Fitted suite comprising a bathtub with hot and cold taps, low-level W.C.

W.C

4'11" x 3'7" (1.5 x 1.1)

Having a w.c and handbasin.

Loft

46'7" x 11'5" (with restricted head height) (14.2 x 3.5 (with restricted head height))

Fully boarded loft down the centre with several Velux windows. The previous owner began a conversion under permitted development rights, offering potential to create a further 2-3 bedrooms and a family bathroom (subject to completion of works and any necessary approvals).

Workshop

16'0" x 19'0" (4.89 x 5.8)

A concrete section outbuilding fitted with an up-and-over door, complete with power and lighting.

Chicken Shed

40'4" x 11'5" (12.3 x 3.5)

An old timber-constructed chicken shed set on brick foundations, offering scope for storage or alternative uses (subject to any necessary consents).

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 electricity, gas, drainage and water are connected to the property. We have also been advised that there is a spring fed well.

Authorities

National Grid (www.nationalgrid.co.uk)

Severn Trent Water (www.stwater.co.uk)

Wychavon (<https://www.wychavon.gov.uk/>)

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion, which is scheduled for 5th January 2026 (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.

Plans

Plans are shown for identification purposes (only).

Viewings

Strictly by prior appointment with the auctioneers. Please call the office (01789 330 915 / 01564 794 343) to arrange a viewing.

Directions

Post Code:

B96 6NN

What3Words:

///enlarge.spokes.haunt

Vendors Solicitors

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

Hall Reynolds Solicitors

18 High Street

Bidford-on-Avon

Alcester

B50 4BU

Acting: Ms Stephanie Breedon

Email: stephanie@hallreynolds.co.uk

Telephone: 01789 772 955

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.

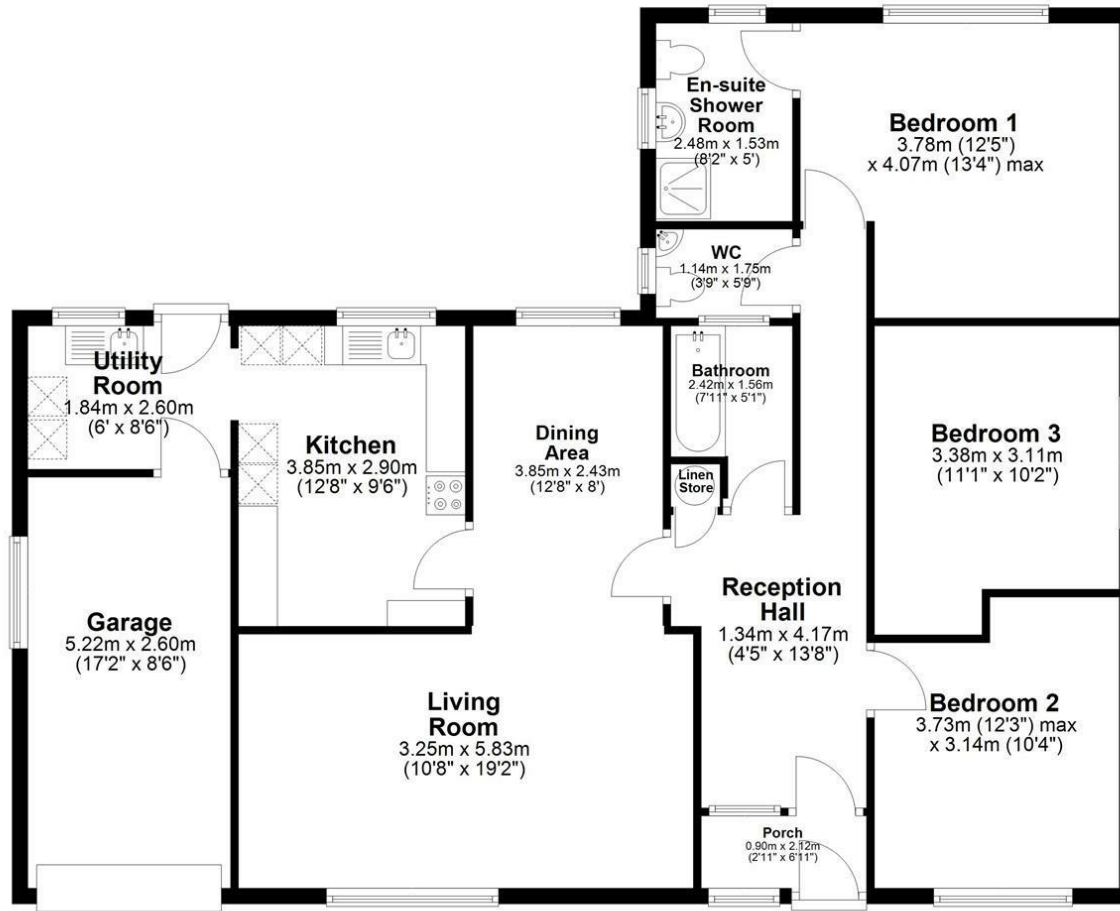
Agents Notes

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).



Bungalow

Approx. 128.0 sq. metres (1378.3 sq. feet)



Total area: approx. 128.0 sq. metres (1378.3 sq. feet)

