



EARLES
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6 Slater Road,
Bentley Heath, Solihull, B93 8AG
Guide Price £300,000+ (Plus Fees)

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

This property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 20th May 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Located just off Widney Road, in Bentley Heath, 6 Slater Road is ideally situated, close to Bentley Heath Infant & Junior School, with a small parade of shops within easy walking distance. The larger shopping centres of Knowle and Dorridge lying within half a mile. Solihull town centre and Birmingham city centre are within easy travelling distance, either by rail from Dorridge or Widney Manor Stations with fast trains to Birmingham (Moor Street and Snow Hill), or south to Warwick Parkway, Banbury and London. The M42 motorway, J 4 and 5 are again within easy driving distance, whilst Birmingham International Airport and the future HS2 travel hub are close by.

Coming onto the open market for the first time in many years, 6 Slater Road, was constructed in the early 1930s and has, over the years, been modernised and upgraded with UPVC sealed unit double glazing, upgraded bathroom, kitchen and ground floor shower room with WC.

Although ready to move into, the property gives great scope for buyers to perhaps upgrade further the kitchen and sanitary fittings and perhaps (STPP if required) extend, (as other neighbouring properties have,) to the rear, or perhaps into the roof space to create further bedroom accommodation?

Early inspection is recommended to fully appreciate the potential of this 3-bedroom, semi-detached property.

The property is approached from the public highway, via a gravelled parking area with space for 2 cars, leading to an

Enclosed UPVC Double Glazed Porch

With tiled floor, to multi obscure paned front door with matching side screen, opening into

Generous Entrance Hall

15'4" max x 5'11" (4.68m max x 1.82m)

Double panel radiator, door to

Understairs Pantry/Storage Cupboard

Housing gas and electric meters and fuse board

Obscure glazed door to

Sitting Room

13'5" max (into bay) x 12'9" max (4.11m max (into bay) x 3.9m max)

Double panel radiator, feature bay window, wall shelving and fireplace fitted with multi fuel stove and slate hearth

Obscure glazed door to

Dining/Kitchen

18'9" max x 11'0" max (5.72m max x 3.37m max)

Double panel radiator, gas fire mounted in fireplace, glass fronted display unit with drawers under

Kitchen Area

Island unit with drawers and cupboards under roll top work surfaces, stainless steel single drainer sink unit with mixer tap over, built-in Logik electric oven, with matching 4-ring hob, Hygena extractor fan set in a run of matching pine fronted wall cupboards, space for washing machine.. Aluminium framed double glazed sliding patio doors lead into the:-

Conservatory

9'5" x 6'6" (2.88m x 2.00m)

With electric wall mounted heaters, polycarbonate roof, glazed display unit, sliding door to

Shower Room

6'4" x 4'6" (1.95m x 1.38m)

Recently refitted with large walk-in shower tray, stainless steel grab rails and mixer shower on riser rail, low level, close coupled WC, basin with mixer tap, electric heater, the whole with matching laminate flooring throughout, double opening patio doors to rear garden.

From the Reception Hall, stairs with quarter turn and open banisters rise to

First Floor Landing

7'1" x 5'8" (2.18m x 1.75m)

Loft access hatch, doors radiate to

Bedroom One (front)

13'11" max into bay x 10'5" max (4.26m max into bay x 3.19m max)

Run of built in wardrobes with hanging rails, shelving and drawers, matching chest of drawers with wall shelves over

Bedroom Two (rear)

11'0" x 10'5" (3.37m x 3.20m)

Single panel radiator, run of built in wardrobes with hanging rail and cupboards over, matching storage cupboards, display shelves, etc.

Bedroom Three (front)

7'3" x 5'10" (2.22 x 1.79)

Family Bathroom

7'5" max x 5'8" max (2.28m max x 1.75m max)

Single panel radiator, fully tiled, with matching white suite of low level, close coupled WC, pedestal wash hand basin and panelled bath, with stainless steel grab rails over, Triton T70GSi Plus, mixer shower on riser rail, door to

Airing Cupboard

With hot water cylinder and header tank.

Exterior

The extensive rear garden, which is a particular feature of the property, is approached via a shared access way to the side of the property, leading to a small patio area. The garden is mainly laid to

lawn, with a number of feature shrubs and flower beds. Accessed via a slab path to the rear of the garden is a:-

Large Workshop
15'7" x 14'2" (4.75m x 4.33m)

Timber framed and clad, under a felted pitched roof, with concrete floor, steel ridge beam and steel supports (for lifting tackle), work bench, electric power and light fitted.

To the side of the workshop is further paving leading to a storage area and an additional, timber framed and clad garden shed, under a monopitch felt roof, the whole rear garden being very private and a real 'sun trap'.

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, although we understand that mains electricity, gas, water and drainage are connected to the property.

Authorities
Solihull Metropolitan Borough Council – www.solihull.gov.uk
Severn Trent Water – www.stwater.co.uk
Western Power Distribution – www.westernpower.co.uk
British Gas – www.britishgas.co.uk

Tenure & Possession
The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 17th June 2025 (or earlier by mutual agreement). 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.

Rights of Way & Easements
The property is sold subject to all rights of way and easements that may exist.

Boundaries
The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

Plans
Plans shown are for identification purposes only.

Viewing
The property may be inspected by prospective purchasers, following prior appointment only with the auctioneers, Earles on 01564 794343.

Vendor's Solicitors
A full auction pack is available from the Vendor's solicitors

Messrs. Wallace, Robinson & Morgan
4 Drury Lane,

Solihull,
West Midlands,
B91 3BD
Acting: Tim Langford
Email: TimLangford@wallacerobinson.co.uk
Tel: 0121 705 7571

Directions
From Solihull and the north take Widney Manor Road south, over the M42 motorway, to the roundabout, where Four Ashes Road and Widney Road part. Taking the latter and after approximately 500 yards by the parade of shops, turn right into Slater Road, where the property will be found on the right hand side, as indicated by the 'Earles' auction board.

From Knowle, Dorridge and the south, take the B4101 Station Road to the roundabout by the cricket club, turning left or right as appropriate, into Widney Road, passing the petrol station on your right hand side. After approximately 300 yards, Slater Road will be found on the left hand side, and the property as indicated above.

Postcode – B93 8AG

What Three Words: [logo.zealous.fled](https://www.what3words.com/look-up/logo,zealous,fled)

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 he shall 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.

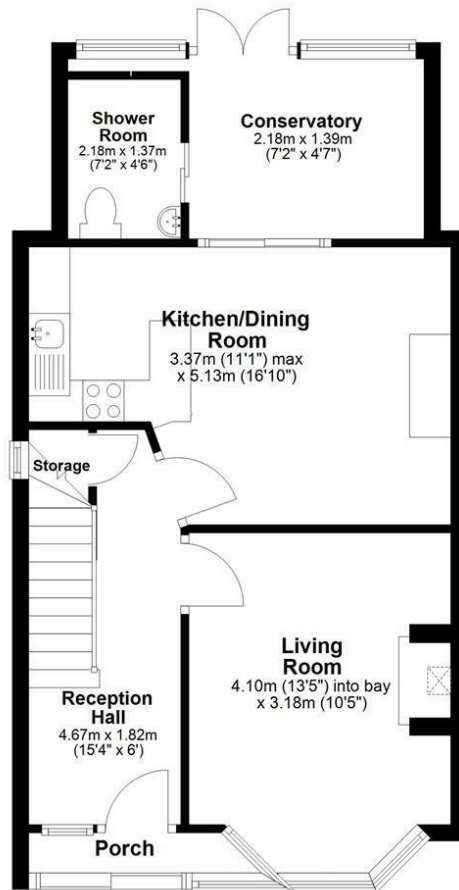
Agent's Note
The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure 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).





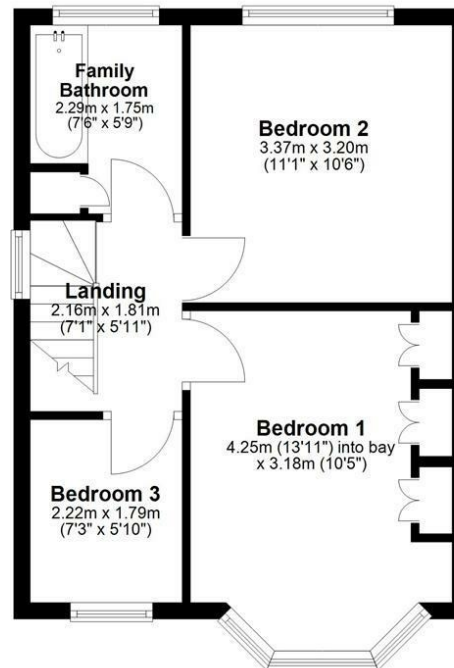
Ground Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.3 sq. feet)



Total area: approx. 90.8 sq. metres (977.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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