



EARLES
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**Three Way Cottage,
2 Salter Street, Hockley Heath, Solihull, B94 6DQ**

By Auction £195,000+ (Plus Fees)

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

Three Way Cottage will be offered for sale subject to prior sale, reserve and conditions, at 6.30pm on Tuesday 6th December 2022 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.

Introduction

This detached brick and tile roofed property has been extended and is located on a triangular plot with long frontage to Salter Street. The property comprises on the ground floor a conservatory, kitchen, cloakroom, sitting room and dining room, whilst on the first floor there are three bedrooms and a recently re-fitted bathroom.

The property is surrounded by large, well maintained gardens, with a concrete sectional, mono pitch roofed garage. The majority of the property is fitted with replacement UPVC sealed unit, double glazed windows.

The property is let on a Protected Tenancy which commenced on the 1st July 1979.

Three Ways Cottage is extremely well located some 2 ½ miles southwest of Solihull, approximately 1 mile south of Shirley and 6 miles south of Birmingham city centre. The national motorway network is close to hand, junctions 3 and 4 of the M42 motorway being within easy driving distance. Rail services are available to Birmingham (Moor Street and Snow Hill) on both the North Warwick line from Whitlocks End and on the main London/Birmingham line from Widney Manor and Solihull stations.

The property is more particularly described as follows:-

On the ground floor:-

Conservatory

30'3" max x 10'4" max (9.23m max x 3.17m max)

Timber framed and glazed. Doors opening into the:-

Kitchen

13'5" x 8'0" (4.09m x 2.45m)

Tiled floor. Fully fitted with modern units (the property of the tenant), opening to the:-

Hall

5'1" x 3'8" (1.57m x 1.12m)

Tiled floor. Front door and door to:-

Cloakroom

6'8" x 2'7" (2.05m x 0.79m)

Newly re-fitted (by the tenant) and housing the electric meters and fuseboard. Vaillant combi gas boiler. tiled floor.

Sitting Room

12'4" x 11'10" max (3.78m x 3.61m max)

A door from the hall opens into the sitting room, with open hearth, tiled floor and door to:-

Dining Room

12'4" x 12'0" (3.76m x 3.66m)

Open hearth and tiled floor.

From the dining room, open tread stairs rise to the first floor landing, off which are located the following:-

Bedroom One

12'2" x 8'8" (3.73m x 2.65m)

With built in cupboard.

Bedroom Two

11'11" max x 9'2" (3.64m max x 2.80m)

Bedroom Three

13'5" max x 4'4" & 9'1" max (4.09m max x 1.34m & 2.78m max)

(L' shaped), with built-in cupboards.

Bathroom

10'4" max x 7'5" max (3.15m max x 2.27m max)

'L' shaped, recently re-fitted (by the tenant).

Exterior

Extensive gardens surround the property, with driveway and parking area for several cars situated to the south of and in front of the double, concrete sectional, corrugated, mono pitch roofed garage.

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 it is believed that mains water, electricity and gas are connected to the property. Foul drainage is to a septic tank.

Authorities

Solihull Metropolitan Borough Council – www.solihull.gov.uk

Severn Trent Water – www.stwater.co.uk

Western Power Distribution – www.westernpower.co.uk

Tenure and Possession

The property is freehold. On the fall of the hammer the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £500 plus VAT to the auctioneers if the property is sold in the room on the night, prior to or post auction.

The property is being sold subject to the existing Protected Tenancy which commenced on the 1st July 1979, the current rent passing is £2,600 per annum (not reviewed since 2000).

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing "T" mark.

Plans

Plans shown are for identification purposes only.

Viewing

Strictly NO INTERNAL VIEWING. All enquiries to the auctioneers, Earles, on 01564 794343.

Vendors' Solicitors

A full auction pack is available from the vendor's Solicitors.

Wadsworths Solicitors,
325 Stratford Road,
Shirley,
Solihull,
West Midlands. B90 3BL
Tel. No. 0121 745 8550
Acting – Alexandra Tait
Email – alexandra.tait@wadsworthslaw.co.uk

Directions

From Solihull, Shirley and the A34 Stratford Road take the B4102 to the roundabout, this then becomes Tanworth Lane, proceed south towards Cheswick Green and after approximately ¾ mile at the junction with Watery Lane and before the

commencement of Salter Street, the property will be found on the right hand side as indicated by the 'Earles' auction boards.

From the A435, Redditch and the south, at Bransons Cross, take the B4101 Broad Lane, pass through Wood End, turning left onto the B4102 Earlswood Common which, in Earlswood, changes to Shutt Lane and then Salter Street. Pass Salter Street church on your right and after approximately ¼ mile the property will be found on the left hand side at the junction with Watery Lane, indicated as above.

Post Code B94 6DG

What Three Words – fades.owner.punk

Conditions of Sale

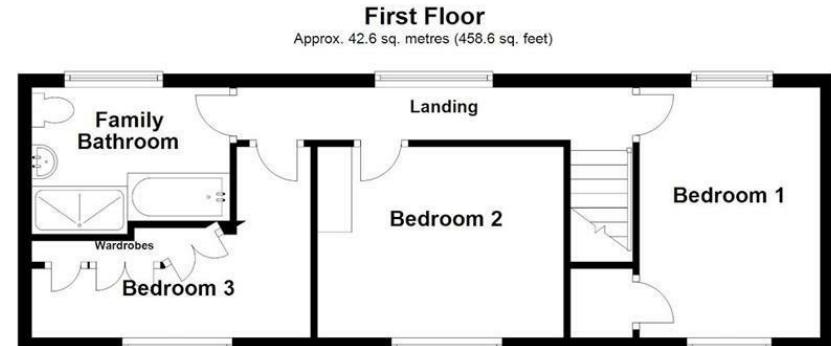
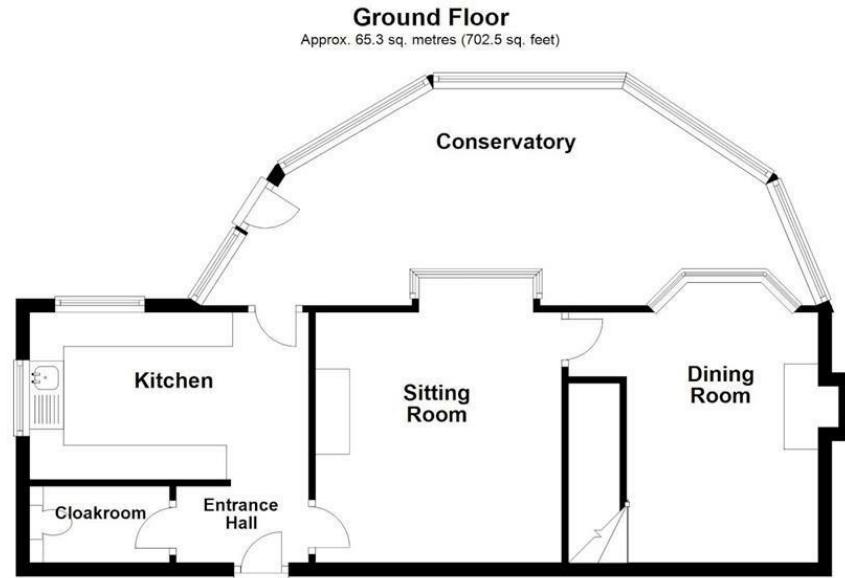
The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's Solicitor mentioned in these sales particulars 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 U.K. 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).



Total area: approx. 107.9 sq. metres (1161.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



