



Kingsford Court, Ulleries Road, Solihull

burchell
edwards



Property Description

AUCTION DETAILS

GUIDE PRICE £5,000-£10,000

AUCTION DATE: TUESDAY 10th MARCH 2026

BIDDER REGISTRATION: BY 2pm MONDAY 9TH MARCH 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

Kingsford Court is conveniently situated off Ulleries Road having security gates leading to the driveway with residents' parking bays. There is a selection of local shops situated on Hobs Moat Road and a further selection of shopping facilities can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store. There are local bus services providing access to Sheldon, Solihull and Birmingham City Centre. There is a communal entrance door with intercom security system which leads to the communal hallways with access to the communal lounge, manager's office, lift and stairs.

Entrance Hallway

Two storage cupboards and storage heater.

Lounge

11' 7" x 14' 2" (3.53m x 4.32m)

Double glazed window to rear elevation, electric fire and storage heater.

Kitchen

10' 6" x 7' 11" (3.20m x 2.41m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, cooker hood, washing machine, fridge freezer, tiling to splash prone areas and storage heater.

Bedroom

12' 5" x 10' 9" (3.78m x 3.28m)

Double glazed window to rear elevation, storage heater and fitted wardrobe.

Shower Room

Shower, W.C, wash hand basin, wet room floor, storage heater and tiling to splash prone areas.

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Agents Note

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 10TH MARCH 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING. CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Agents Note Continued

*Guide and Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

NOTE

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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BIRMINGHAM B26 3JH

EPC Rating: C Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHL211506

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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