

# BY AUCTION

For sale by Public  
Auction on 26th  
January 2026 at  
6:30pm

**2 Bedroom Semi  
Detached Home In  
Baswich Witney  
Road Stafford ST17  
0BX Stafford BJB**

- Investment Opportunity
- Highly Desirable Location
- Two Great Sized Bedrooms
- Large Block Paved Driveway
- Ground Floor W/C
- Property Is Sold As Seen



Call Stafford on **01785 246000** for more information or  
email [Stafford@bjbmail.com](mailto:Stafford@bjbmail.com)

**butters john bee** <sup>bjb</sup>



For sale by public auction at The Double Tree Hilton Hotel Stoke-on-Trent, on Monday

26th January 2026 at 6.30pm at the DoubleTree by Hilton Stoke on Trent, Etruria Hall Festival Way, Stoke-on-Trent ST1 5BQ.

Auction Property – Witney Road, Baswich! For sale by public and online auction on Monday 26th January 2026. An excellent opportunity to acquire a well-located home in the sought-after Baswich area, offering fantastic potential for modernisation or investment. Please note this property does not have central heating.

Set behind a large block-paved driveway providing ample off-road parking, this property features a well-planned layout with scope to enhance.

Downstairs, the accommodation includes a welcoming living room, separate dining room, and a rear kitchen extension offering additional space and versatility. There is also a convenient ground-floor W/C and a useful storage wardrobe.

To the rear, the home enjoys a private garden, ideal for outdoor seating, entertaining, or further landscaping.

Upstairs, you'll find two generous double bedrooms along with a well-proportioned family bathroom.

This is a superb chance to secure a home with great potential in a desirable residential location. Ideal for buyers looking for a project, investors, or those seeking a home to make their own.

Living room

A bright and welcoming living room featuring a charming gas fireplace and a beautiful bay window that fills the space with natural light.

Dining Room

A spacious dining area perfect for gatherings, complete with an elegant archway leading directly into the kitchen, creating an open and connected feel.

Kitchen

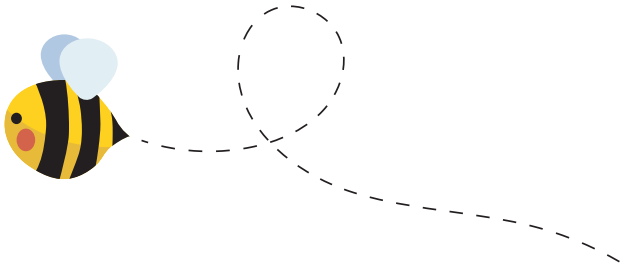
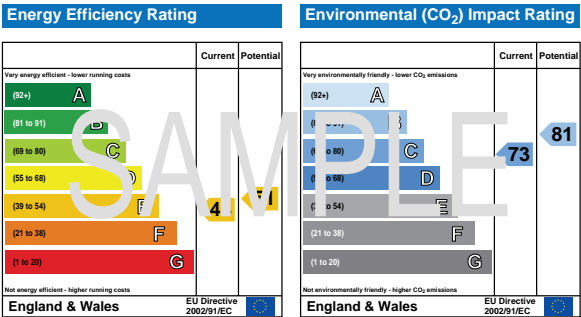
A practical and extended kitchen with a large window overlooking the green rear garden, allowing plenty of natural light and attractive outdoor views.

Master Bedroom

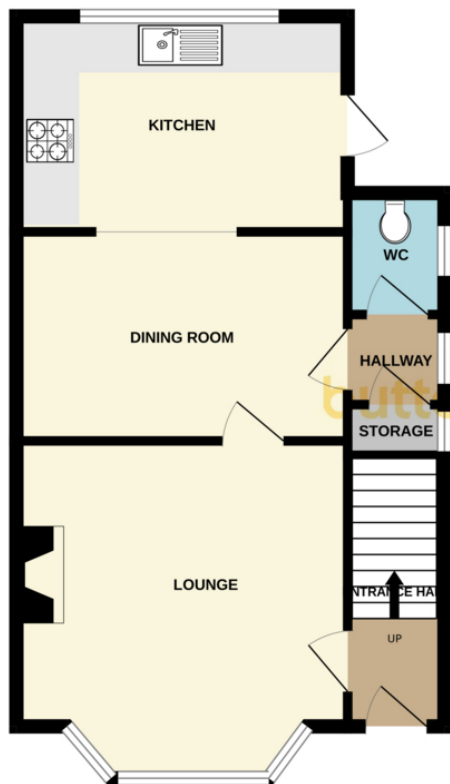
A generous main bedroom boasting a large bay window, excellent natural light, and fitted wardrobes offering great storage.

Bedroom Two

A bright double bedroom featuring impressive views, making it a calm and appealing space.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

### Buyers Administration Fee

A buyers administration fee of £1,200 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

### Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendors solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

### Viewings

To view this lot, please contact the selling office. Alternatively, this property could be listed on our viewing schedule which can be found in the auction catalogue or on our web site.

### Internet, Telephone & Proxy Bidding

Interested in this lot but can't attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email [auction@bjbmail.com](mailto:auction@bjbmail.com). Further details are available in the catalogue.

### Addendum

Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

### Guide Price

An indication of the sellers 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.

### Reserve

The sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to butters john bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

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