



£650,000 Guide Price

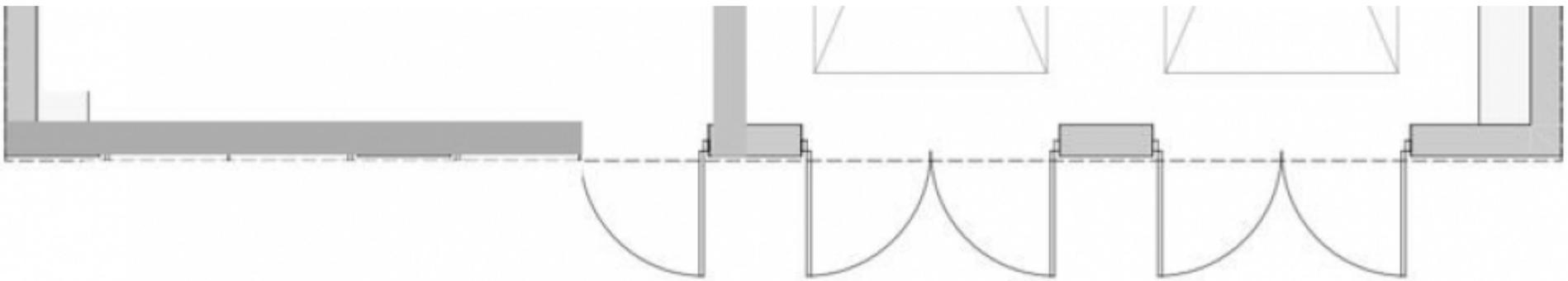
Creynolds Lane, Cheswick Green, Solihull, B90 4ER

Bungalow | 4 Bedrooms | 2 Bathrooms

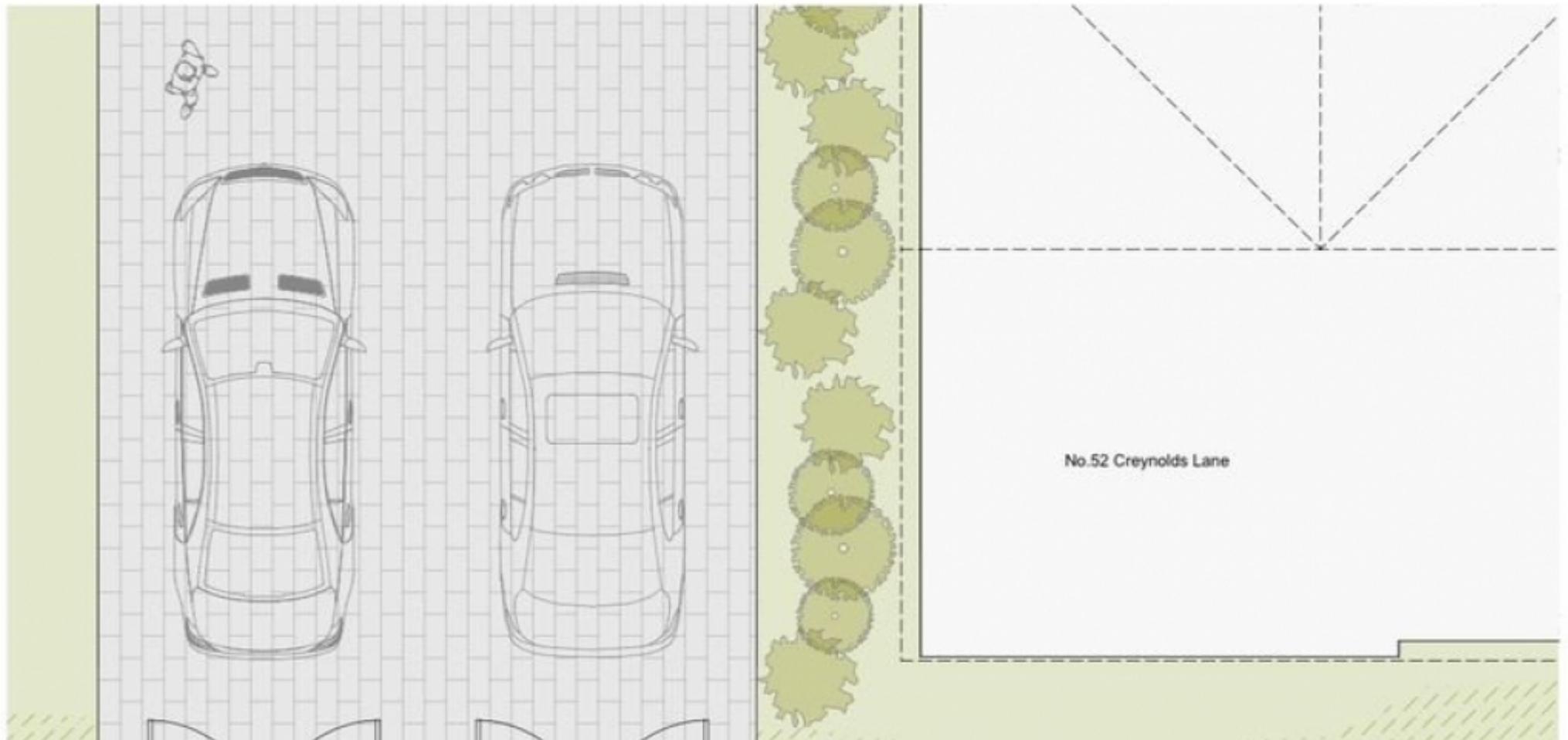
0121 249 6207

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Phase One | Ground Floor Plan



Step Inside

Key Features

- Being sold through online auction
- Detached Bungalow
- No Upward Chain
- Large Rear Garden
- Set back from road
- In need of modernisation
- Sought After Location
- PLANNING PERMISSION GRANTED 03/24
- Buy it now option available
- Buyers fee applies

Property Description

Black and Golds Estate Agents are proud to offer this four bedroom detached bungalow with full outright planning permission granted for development opportunity in Cheswick Green, Solihull. The property is set on a large secluded plot with a welcoming private driveway. Being sold Chain Free! VIEWINGS ESSENTIAL

Main Particulars

Black and Golds Estate Agents are proud to offer this four bedroom detached bungalow with full outright planning permission granted for development opportunity in Cheswick Green, Solihull. The property is set on a large secluded plot with a welcoming private driveway.

Cheswick Green is a sought-after village within Solihull, previously part of Hockley Heath, it lies 3 miles south west of Solihull town centre. It offers a range of amenities including a Post Office, pharmacy, and hairdresser, as well as a pub, doctor's surgery, village hall and a primary school.

The village is served by bus service S2 which runs hourly to Shirley and Solihull. The property is 1.5 miles to the M42 so is ideal for commuters.

The property is approached via a large private driveway leading to ample parking for several vehicles and a lovely front lawn.

The welcoming entrance hall has a large storage cupboard and a door to the left leads to the spacious dining room. This bright room has a window to the front, beams to the ceiling and ample space for a large table and chairs.

You then enter a second hallway where sliding doors lead to the patio area and garden and a door to the right leads to the spacious lounge/reception room.

To the left of the inner hallway is the family bathroom and utility room.

The bathroom also provides access to the utility area which has plenty of storage cupboards and space and plumbing for a washing machine and a tumble dryer.

From the inner hallway to the right is the kitchen/diner which has lovely views across the garden.

Leading off from the kitchen diner is a third hallway where doors lead to four double bedrooms. The main is spacious and could easily accommodate the addition of an ensuite. It has a large window looking out to the rear garden and over the woodland beyond.

Adjacent is bedroom three which has an ensuite where the door access could be reconfigured to become a shared bathroom.

Outside

The expansive garden offers huge scope for extension. There is a brick-built summer house providing a great space for rest and relaxation or even a home office.

Development potential

This property is located on a substantial plot in a much sought after location. There is clearly huge potential with planning permission granted.

Being Sold by Online Auction

Starting Bids from: £650,000

Buy it now option available

Please call or visit Goto Online Auctions for more information.

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact black and gold estate agents.

General Information:

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6600 including VAT and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

There are important restrictions and charges listed on the Title for this property which is available in the legal pack. Please be aware that restrictions and charges may, for example, result in issues obtaining a mortgage, longer completion times and restrictions on the use of the property or land. You may wish to seek further advice on this.

Material information: The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well.



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