



**Scribers Lane, Hall Green, B28 0PQ**  
**£200,000**

**Hawkins  
& Patterson**



The property is conveniently located within walking distance of the A34 Stratford Road at Robin Hood island where there are a wide range of local shops, food outlets and restaurants. There is a regular bus service providing access to the city centre of Birmingham and Solihull town centre in the opposite direction. The A34 provides easy road access to the M42, M40, M5 & M6. Resorts World, Birmingham international airport & railway station, The NEC are all approximately 8 miles away.

The property is set back from the road behind a shared driveway entrance.

#### **FRONT GARDEN**

Driveway, lawned foregarden with shrubbs. Access is gained via double doors to;

#### **ENCLOSED PORCH**

Part glazed door and side window to;

#### **ENTRANCE HALL**

Stairs off to the first floor, radiator and doors to;

#### **FRONT RECEPTION ROOM**

Double glazed bay window to front, radiator and gas fire.

#### **REAR RECEPTION ROOM**

Double glazed patio doors to rear garden, radiator, laminate floor and doorway to;

#### **KITCHEN**

Double glazed door to garden and window to side. Base and wall units, worktops, cupboards housing the central heating boiler.

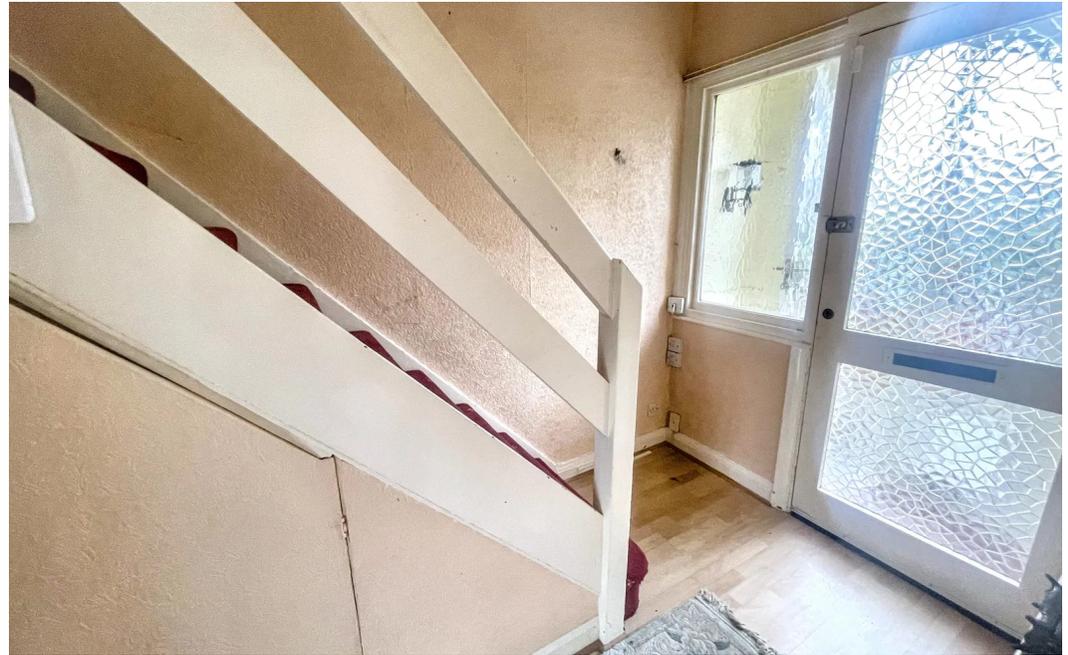
#### **FIRST FLOOR LANDING**

Double glazed window to side and doors off to:

#### **BEDROOM ONE**

Double glazed bay window to front and radiator.

Hawkins  
Patterson &





### **BEDROOM TWO**

Double glazed window to rear, radiator.

### **BEDROOM THREE**

Radiator, double glazed window to front.

### **BATHROOM**

Separate shower cubicle, panelled bath, WC, pedestal wash basin.

### **GARAGE**

Door to rear garden and double doors to front.

Costs

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.





### Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

### General Note

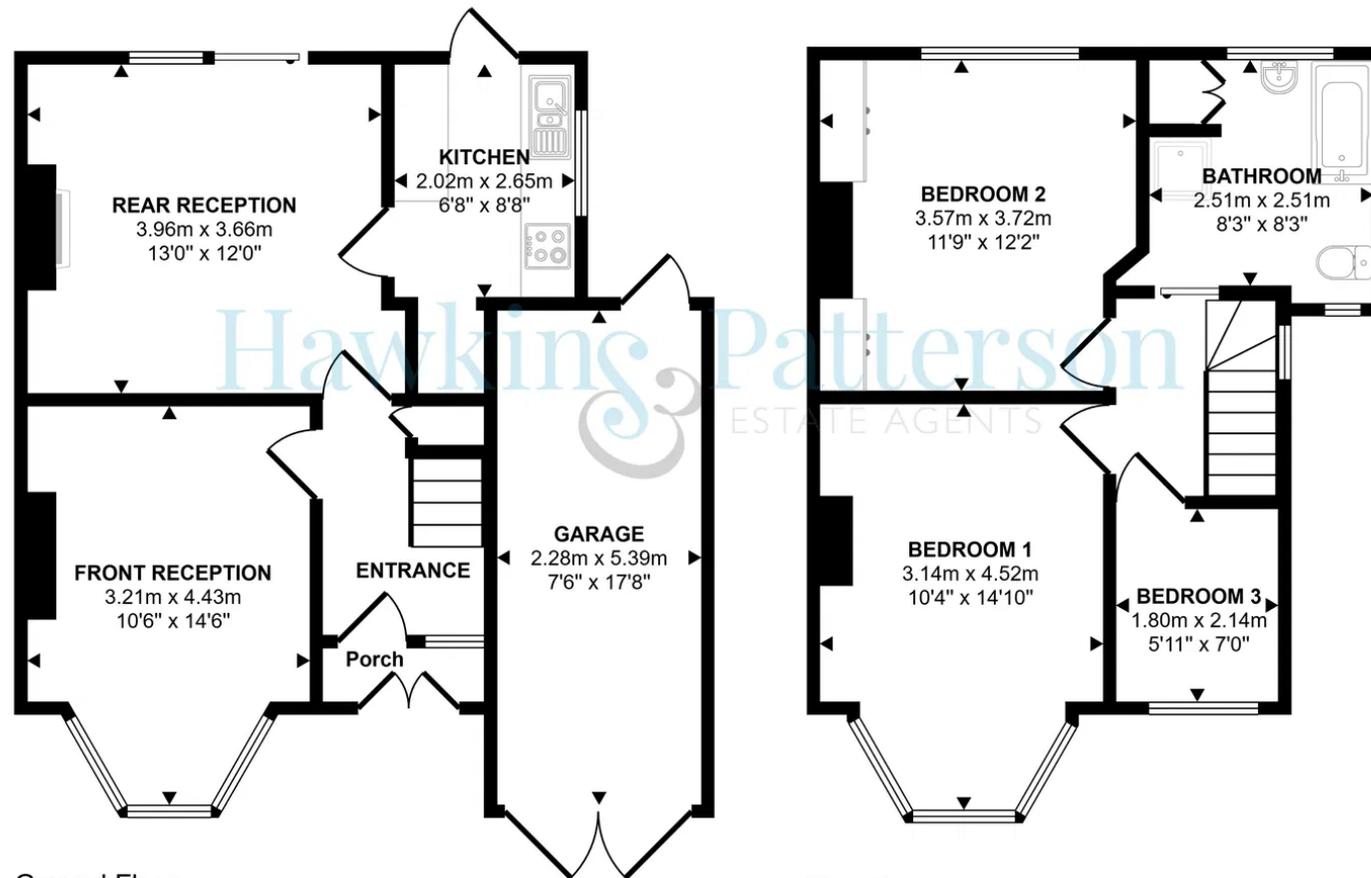
Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

### Draft Sales Particulars

These sales details are awaiting vendor approval



Approx Gross Internal Area  
96 sq m / 1032 sq ft



Ground Floor  
Approx 54 sq m / 582 sq ft

First Floor  
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Hawkins & Patterson

110 High Street, Henley-in-Arden, Warwickshire

01564 795 757

[sales@hawkinspatterson.com](mailto:sales@hawkinspatterson.com)

<http://www.hawkinspatterson.com/>

Hawkins  
Patterson &