

**Auction**

5 bed detached house to buy in

Pear Tree Drive, Birmingham, West
Midlands, B43 6HS

£630,000

 Starting Bid

 x 5  x 4  x 3

Tenure

Freehold

Double Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Substantial five bedroom family residence
- ✓ Three reception rooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

5 BEDROOM DETACHED RESIDENCESOUGHT AFTER LOCATION IN PEAR TREE DRIVE***NEAR TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS***THREE RECEPTION ROOMS***SAUNA AND SHOWER***ENSUITE TO MASTER BEDROOM***DOWNSTAIRS CLOAK AND UTILITY ROOM***DETACHED DOUBLE GARAGE***NO UPWARD CHAIN***

This substantial five-bedroom detached residence on Pear Tree Drive, offers generous and versatile living space extending to over 3000 sq. ft., making it an ideal family home. The property is well positioned within a popular residential area, with convenient access to local amenities, reputable schools, and transport links into Birmingham and surrounding areas. The ground floor provides an excellent layout for both everyday living and entertaining, comprising a welcoming entrance hallway, spacious lounge, separate dining room, and a well-sized kitchen equipped with 3 ovens, a BBQ grill, dishwasher and microwave, with adjoining family room. Additional features include a cloakroom, useful storage, and access to a unique conservatory space with a sauna and shower, adding further flexibility to the living space. On the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. The second floor offers a fifth bedroom, ideal as a guest room, home office, or private retreat. Externally, the property benefits from a private rear garden and a detached double garage, providing ample parking and storage, along with additional driveway space. This is a fantastic opportunity to acquire a spacious and well-designed home in a sought-after location

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity ...

Auctioneers Additional Comments

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £630,000

Property Type: Detached House

Parking: Double Garage, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

HALLWAY

THROUGH LOUNGE / DINER

8.71m x 3.62m (28'6" x 11'10")

STUDY / SNUG

3.62m x 2.87m (11'10" x 9'4")

BREAKFAST KITCHEN

6.05m x 3.62m (19'10" x 11'10")

CONSERVATORY

5.94m x 5.94m (19'5" x 19'5")

SAUNA

DOUBLE GARAGE

5.77m x 5.66m (18'11" x 18'6")

UTILITY ROOM

2.79m x 2.41m (9'1" x 7'10")

USEABLE STORE ROOM (ABOVE GARAGE)

6.55m x 3.97m (21'5" x 13'0")

FIRST FLOOR

SEPARATE WC

FAMILY BATHROOM & SHOWER

3.10m x 1.88m (10'2" x 6'2")

BEDROOM ONE

6.12m x 3.41m (20'0" x 11'2")

EN-SUITE BATHROOM

3.37m x 2.59m (11'0" x 8'5")

BEDROOM TWO

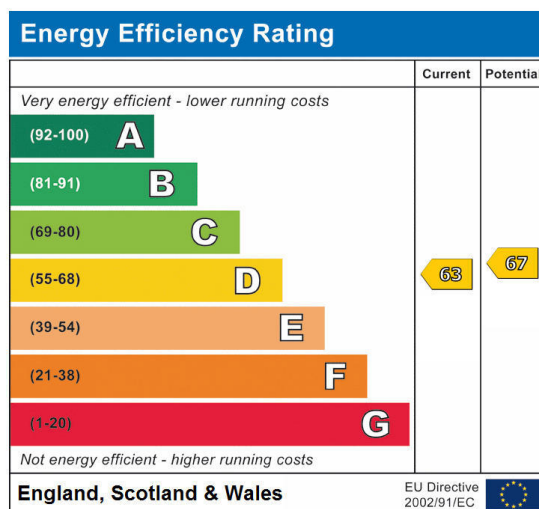
4.46m x 3.63m (14'7" x 11'10")

BEDROOM THREE

4.09m x 4.08m (13'5" x 13'4")

STUDY / STORE ROOM

4.17m x 3.52m (13'8" x 11'6")



Pear Tree Drive, Birmingham, West Midlands, B43 6HS

Contact your local branch today for more information on this property:

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