

A SUBSTANTIAL HOME. A BIGGER FUTURE.

19 Clarence Road

Four Oaks, Sutton Coldfield, B74 4AE



EXISTING INTERIOR

TRADITIONAL HAMMER AUCTION | THURSDAY 22 OCTOBER 2026

Guide price £495,000+

Fully detached family home with a substantial rear extension, a separate garden office complex and a designed route to a five-bedroom home.

5 BEDROOMS

proposed final layout

APPROX. 3,000 SQ FT

proposed main house

PLUS

garden office complex

Proposed accommodation is subject to planning, detailed design and completion. The area is the vendor's approximate estimate for the main house only. Auction fees apply; see page 16.

THE OPPORTUNITY

Space to enjoy. Scope to complete.

An established three-bedroom house with a substantial ground-floor extension already in use and an illustrated vision for the next stage.



Existing front elevation. The property is fully detached.

ALREADY HERE

Open-plan living, separate reception rooms and a garden office complex. The vendor confirms the groundworks and supporting steelwork are in place for the proposed upper floors.

DESIGNED FOR THE FUTURE

A first-floor side extension and loft conversion to create five bedrooms over three floors, including a principal suite with dressing area and en-suite.

Tenure	Freehold, as stated in the existing property information; confirm in the legal pack.
Council tax	Band E, as stated in the existing pack; current position to be confirmed.
Proposed floor area	Approximately 3,000 sq ft / 279 sq m for the main house. Garden office complex additional. This is not a measured floor-area schedule.

INSIDE THE HOUSE

The heart of the home

Roof lanterns, an island kitchen and broad garden-facing glazing give the open-plan ground floor its distinctive character.



Existing kitchen / dining / living space from the supplied interior photographs.



Fitted kitchen and island.



Living space beneath the roof lanterns.

The extended ground floor already provides generous everyday living space. Remaining finishing items include floor tiling, skirting and decoration, giving the next owner the opportunity to complete the finish. The remaining tiles and doors are included in the sale.

BEYOND THE MAIN HOUSE

Garden, workspace and retreat

A separate garden office complex adds useful flexibility alongside the main house and its proposed enlargement.



Existing detached cabin, described by the vendor as approximately 6 m x 5 m.



Shower-room photograph from the project archive.



Established rear garden.



Pergola and seating area in the supplied record.

An office with kitchenette, a separate studio / living area and shower / WC facilities provide a versatile space away from the main house, with stores nearby. The garden includes a pergola and formed fire-pit seating area; construction photographs appear on page 11.

The approximate cabin dimensions are external vendor figures, not verified internal area. Purchasers should check its layout, services and permitted use. No separate dwelling or letting consent is represented.

THE PROPOSED FIVE-BEDROOM SCHEME

A considered next chapter

JAB Design's first-floor side extension and loft-conversion scheme builds on the existing ground-floor layout.



Proposed front appearance with the side extension above the garage.

Ground floor	Open-plan kitchen / dining / snug, separate lounge and play room, hall, WC, utility, cloakroom and integral garage.
First floor	Four bedrooms, family bathroom and an en-suite, with a revised landing and staircase.
Second floor	Principal bedroom, dressing area, en-suite with walk-in shower, landing and eaves storage.

The intended main-house arrangement is five bedrooms, three bathrooms / en-suites and a ground-floor WC. The garden office facilities are additional. All proposed rooms and finishes remain subject to consent, specification and construction.

PROPOSED EXTERIOR IMAGES

A view of the finished design

The original project visualisations bring the proposed enlargement to life, showing the intended exterior and roof design.



Proposed rear elevation, showing the existing extension within the enlarged-house design.



Proposed roof and rear dormer serving the second-floor principal suite.

Proposed visualisations, subject to planning and detailed design. Planning permission is required for the extension over the garage.

PROPOSED INTERIORS

The principal suite

A dedicated top-floor bedroom, dressing area and en-suite form the centrepiece of the proposed loft conversion.

PROPOSED



Principal bedroom - view 1.

PROPOSED



Principal bedroom - view 2.

PROPOSED



Dressing area.

PROPOSED



Principal en-suite.

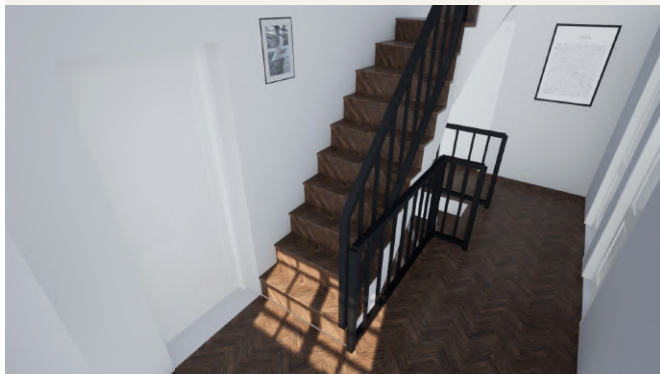
These are the original proposed interior images. Furniture, joinery, sanitaryware and finishes shown illustrate the design and do not describe items already installed or supplied with the sale.

PROPOSED INTERIORS

Staircase, landing and flexible rooms

The accompanying design images show circulation and additional bedroom / study arrangements.

PROPOSED



Proposed staircase and landing - view 1.

PROPOSED



Proposed staircase and landing - view 2.

PROPOSED



Additional room / study visualisation - view 1.

PROPOSED



Additional room / study visualisation - view 2.

The five-bedroom floor plan in drawing D4 sets out the proposed arrangement. These visualisations illustrate possible finishes, furniture and study use, with alternative bedroom / bathroom options identified in the original image files.

CONSTRUCTION RECORD / 2019-2020

Built for the next phase

The vendor confirms the groundworks and supporting steelwork are already in place to carry the proposed upper floors without new groundworks.



23 January 2020: the installed steel frame, viewed towards the house.



23 January 2020: beams and columns viewed towards the garden.

The photographs show the installed frame of beams and columns, with new walling and the rear opening under construction.

For the next stage, the vendor describes removing the garage flat roof and installing one post and two connecting beams to link into the existing rear structure. No new groundworks are required, according to the vendor.

The purchaser's engineer should verify the installed structure and its capacity against the calculations and final upper-floor design before construction. Photographs show visible work, not concealed foundations.

CONSTRUCTION RECORD / 2020-2022

Deck, lanterns and glazing

The progression from exposed structure to a weather-protected roof and the glazed rear opening is recorded in the project photographs.



5 February 2020: timber joists and framed roof openings over the rear extension.



27 May 2020: weather-protected roof deck and formed openings.



6 April 2022: internal structure and rear glazing during fit-out.

The installed rear extension, lanterns and glazing create the large ground-floor living space seen on page 3. The upper-floor enlargement remains a separate future stage.

CONSTRUCTION RECORD / 2021

Heating and landscape works

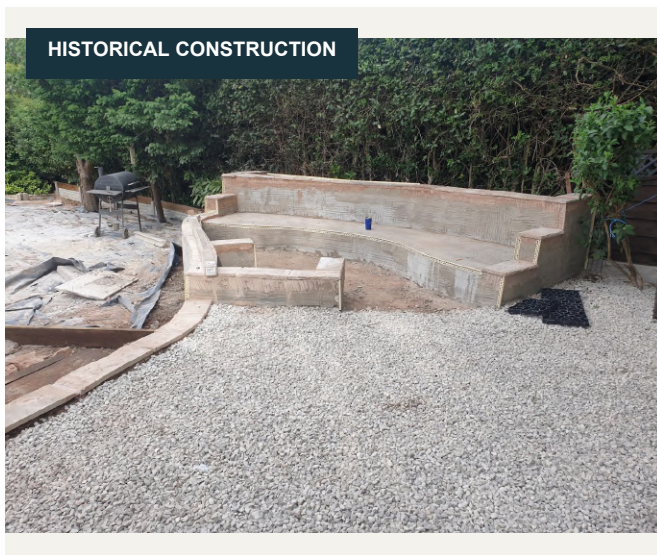
The photographic record also shows the underfloor heating installation, garden levels and retaining structures.



15 June 2021: installed underfloor-heating pipework before covering. Vendor-supplied image.



20 June 2021: heating manifold and boiler installation.



Fire-pit area: formed curved seating and sunken centre during construction. Vendor-supplied image.



30 June 2021: garden steps, gravel paths and cabin approach.

Installed wet underfloor heating and substantial landscape works form part of the investment already made in the property. The photographs document the installation and construction stages before the final finishes.

INCLUDED WITH THE SALE

Materials to help finish the project

The vendor confirms that the remaining tiles and doors are included in the sale, supporting continuity with the intended finish.



M1: stored RAK Ceramics cartons. Exact range, sizes, quantities and usable coverage to be checked.



M2: stored slab / tile stacks photographed on 22 July 2026.

Remaining tiles	Included in the sale, including the supplied kitchen floor tiles awaiting installation. Photographs M1 and M2 identify the stored stock for inspection and matching to the intended finish.
Remaining doors	Included in the sale to assist with completing the fit-out. The final inventory will identify the doors, quantities, sizes and intended openings.
Other retained materials	Further retained materials can be recorded individually in the agreed sale inventory, with photographs to identify each included item.

The sale inventory will confirm the included items, quantities, condition and storage locations. Purchasers can check product codes and available coverage against their chosen specification at viewing.

COMPLETING THE PROJECT

The next stage of work

The intended programme extends the first floor over the garage and converts the roof space, then completes the internal fit-out and finishes.

- Obtain planning permission for the extension over the garage and finalise the detailed design, Building Regulations package and structural coordination.
- Remove the garage flat roof, install one post and two connecting beams, then construct the upper-floor extension using the existing rear structure and prepared groundworks.
- Convert the loft to the principal suite and form the staircase, landing and associated first-floor changes.
- Complete services, insulation, fire-safety provisions, bathrooms, second fix and decoration to the agreed design.
- Finish the remaining ground-floor and external details, making use of the included materials where suitable.

INDICATIVE BUDGET FOR THE NEXT STRUCTURAL STAGE

The vendor's earlier estimate is approximately £90,000 for the remaining structural works, roof and first fix, reflecting the supporting work already undertaken. Second fix, internal fit-out and finishes are additional. This is an indicative estimate, not a fixed quotation.

Prospective purchasers should obtain current itemised quotations for their chosen specification, including professional and statutory fees, taxes where applicable, contingencies and any work identified by inspection. The estimate has not been re-priced for this draft.

JAB Design has also set out the professional work needed to complete the project documentation. Its quoted scope and fees are reproduced on the next page, separately from the construction estimate.

JAB DESIGN / QUOTED PROFESSIONAL SCOPE

A defined route to submission

JAB Design has prepared the plans and visualisations and provided a fee breakdown for completing the necessary project documentation.

From £3,358

Quoted core documentation and planning application fee, before any conditional surveys.

Planning drawings and management	£945.
Planning application fee	£613, payable directly to the local authority.
Building Regulations drawings	£900.
Structural drawings and calculations	Usually from £900.

CONDITIONAL SURVEY ALLOWANCES

JAB advises that a Preliminary Roost Assessment may be requested by the local planning authority, usually from **£600**. If that assessment indicates a further survey is needed, an emergence survey usually starts from **£800**. These items are conditional and are excluded from the core figure above.

QUOTE SOURCE AND SCOPE

JAB Design, Zita Siliga, Practice Manager, email dated **2 February 2026**, accompanying the plans and 3D images for 19 Clarence Road. The quoted fees relate to drawings, management, calculations and the planning application; construction is a separate cost.

Figures are reproduced from that dated quotation. Current fees, VAT treatment and any further statutory or professional charges should be confirmed with JAB Design and the relevant authority. The core total is £945 + £613 + £900 + £900 = £3,358, with the structural item quoted as a starting figure.

PLANNING AND TECHNICAL INFORMATION

The foundations of the next phase

Prepared designs and an extensive construction record give purchasers a clear starting point for progressing the upper-floor scheme.

Completed extension	The vendor reports that the ground-floor rear / side extension was carried out under permitted development. The supporting planning and Building Regulations records should be checked with the legal pack.
Planning application	Planning permission is required for the extension over the garage. The vendor describes the application as straightforward, and JAB has set out the documentation scope and fees. The architect should confirm the consent route for the full upper-floor and loft scheme.
Existing engineering	The archive includes K. Jaswal structural calculations printed 9 October 2019 and a separate post calculation sheet, providing a technical record to coordinate with the final upper-floor design.
Building control record	The jhai plan-check schedule dated 21 October 2019, reference 294722/BM/19, is included in the supporting records. It records information requested at the plan-check stage and is not a completion certificate.

GROUNDWORKS ALREADY PROVIDED FOR

The vendor confirms the supporting groundworks and rear steel frame are already in place. The remaining structural sequence is to remove the garage flat roof, fit **one post and two connecting beams** linking into the existing rear structure, then build up. The vendor confirms this can be achieved **without new groundworks**.

This statement records the vendor's confirmation. Before building, the purchaser's engineer should verify the installed load path, foundations, connections and final design. Any boundary or party-wall requirements should be checked for the actual works proposed.

BUYING THROUGH BOND WOLFE

Auction information

Traditional hammer auction. The auctioneer's current lot particulars, addendum and legal pack govern the sale.

Guide price	£495,000+ . The guide is an indication only; the property may sell above it. A reserve applies.
Auction date	Thursday 22 October 2026. Scheduled auction start: 8.30 am. Confirm the live timetable and lot order with Bond Wolfe.
Contract and deposit	A successful bid creates an immediate exchange of contracts at the fall of the hammer. Bond Wolfe's published terms require a 10% deposit, subject to a £5,000 minimum.
Buyer administration fee	£2,700 including VAT (£2,250 + VAT), payable by the buyer at the fall of the gavel under Bond Wolfe's published terms. Check the applicable lot conditions.
Additional buyer contribution	£1,194 including VAT (£995 + VAT), payable by the buyer with completion monies. Confirm the applicable payment provisions in the special conditions.
Completion and other costs	Completion is usually 28 days after exchange, but the special conditions set the actual deadline. Other legal-pack charges, tax and the purchaser's own costs may also apply.

VIEWINGS, REGISTRATION AND LEGAL PACK

Contact Bond Wolfe on **0121 312 1212** or **auctions@bondwolfe.com**. See the live listing for viewing arrangements, lot number, registration and legal documents. Arrange your legal review, survey and funding before bidding.

Bond Wolfe: buying at auction guide | Current property listings

Auction information checked 30 September 2026. Confirm the latest fees and lot-specific terms before bidding.

DRAWING APPENDIX AND SOURCE RECORD

Plans for closer inspection

JAB views are enlarged, centred and reproduced as high-resolution reading copies on the following pages. The original complete sheets, including title blocks and notes, are supplied in the download bundle.

D1 pages 18-19	JAB Design: existing elevations. Side views, then front / rear. Source drawing 2 of 6, dated 11 July 2025.
D2 pages 20-21	JAB Design: proposed elevations. Side views, then front / rear. Source drawing 3 of 6, dated 11 July 2025.
D3 pages 22-24	JAB Design: existing ground, first and second-floor plans, each on its own page. Source drawing 4 of 6.
D4 pages 25-27	JAB Design: proposed ground, first and second-floor plans, each on its own page. Source drawing 5 of 6.
D5 page 28	G. J. Sawley: historic rear-extension design, sections, block plan and construction notes.
D6 page 29	Historic pre-extension plans, elevations, site and location plans, included as a project-history reference.

All views from the four supplied JAB sheets (numbered 2 to 5 of 6) are included. Enlarged extracts are for reading only and must not be scaled. Use figured dimensions and verify on site. The bundle also contains the original sheets, JAB fee quotation and historic technical records.

SOURCE RECORD

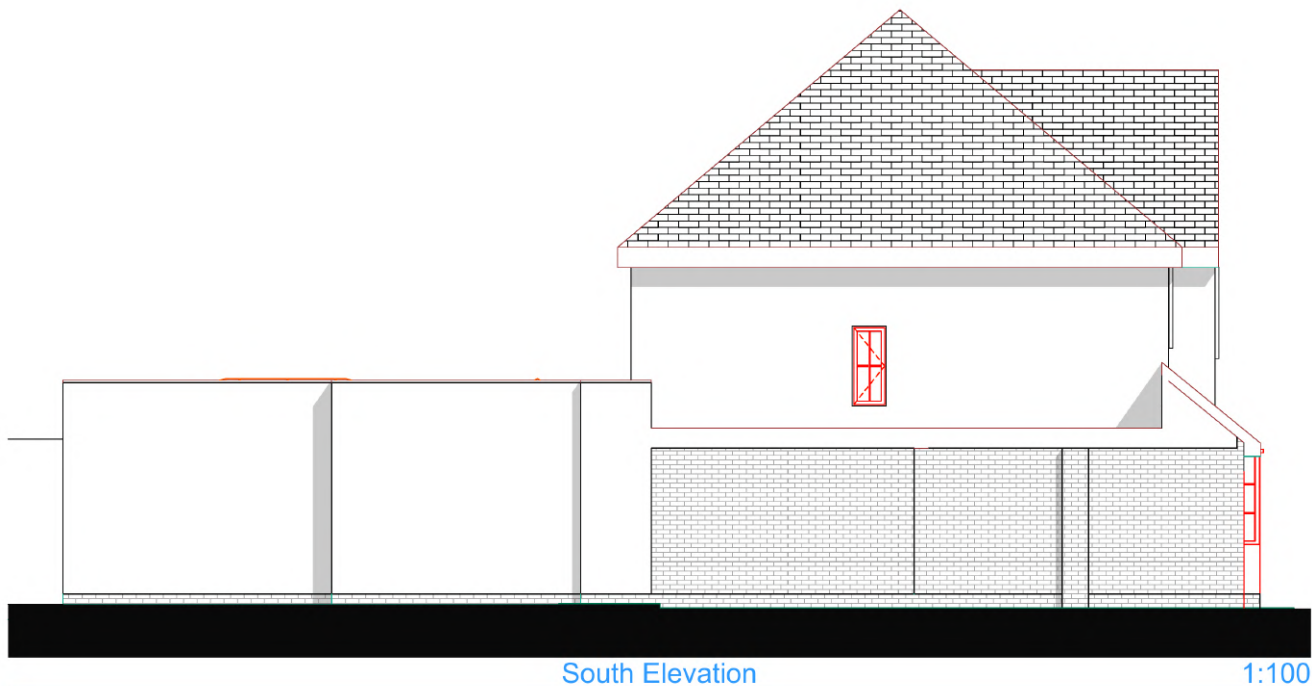
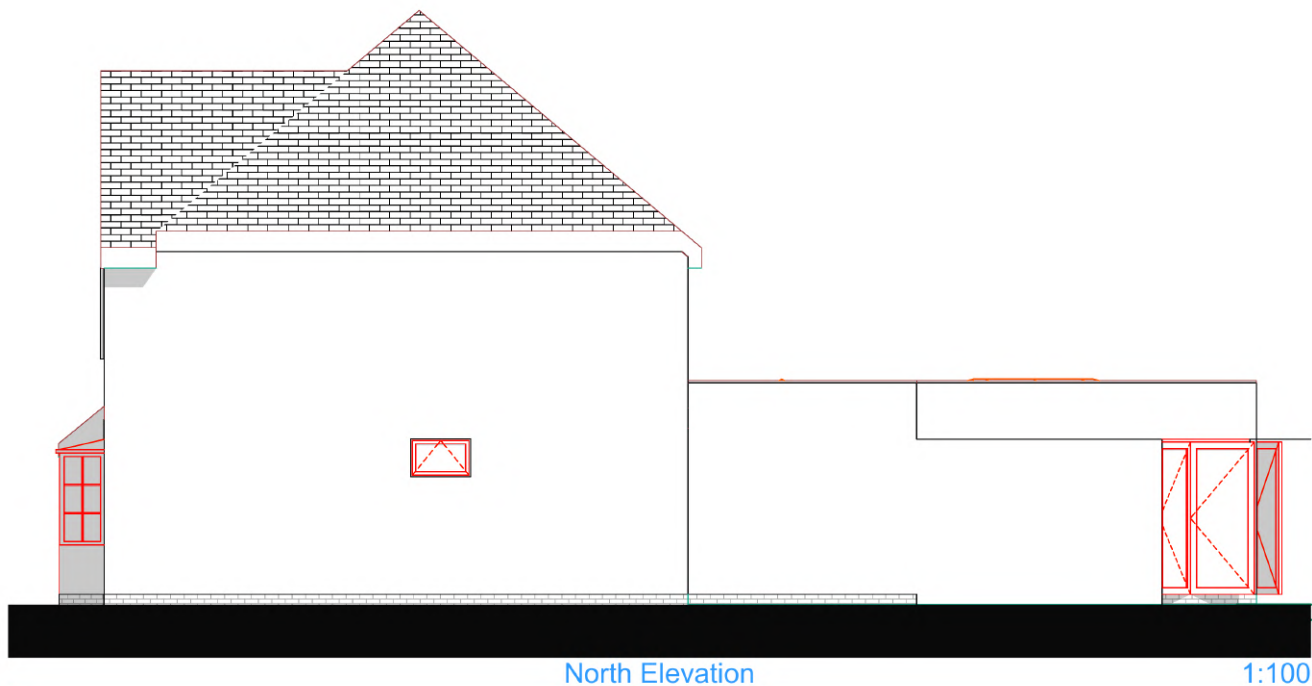
Prepared from the earlier vendor information pack, original project plans and photographs, the September 2026 Bond Wolfe instruction, current auctioneer guidance and the vendor's confirmation of the proposed main-house area and included tiles / doors. Proposed images remain illustrative. Historic photographs are labelled separately.

This is supplementary property information, not the auction legal pack or a survey. Purchasers should verify condition, dimensions, inclusions, title, consents and technical design through inspection and their own advisers.

D1 / EXISTING ELEVATIONS

Existing side elevations

JAB Design | Source drawing 2 of 6 | 11 July 2025 | Enhanced reading copy



Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D1 / EXISTING ELEVATIONS

Existing front and rear

JAB Design | Source drawing 2 of 6 | 11 July 2025 | Enhanced reading copy

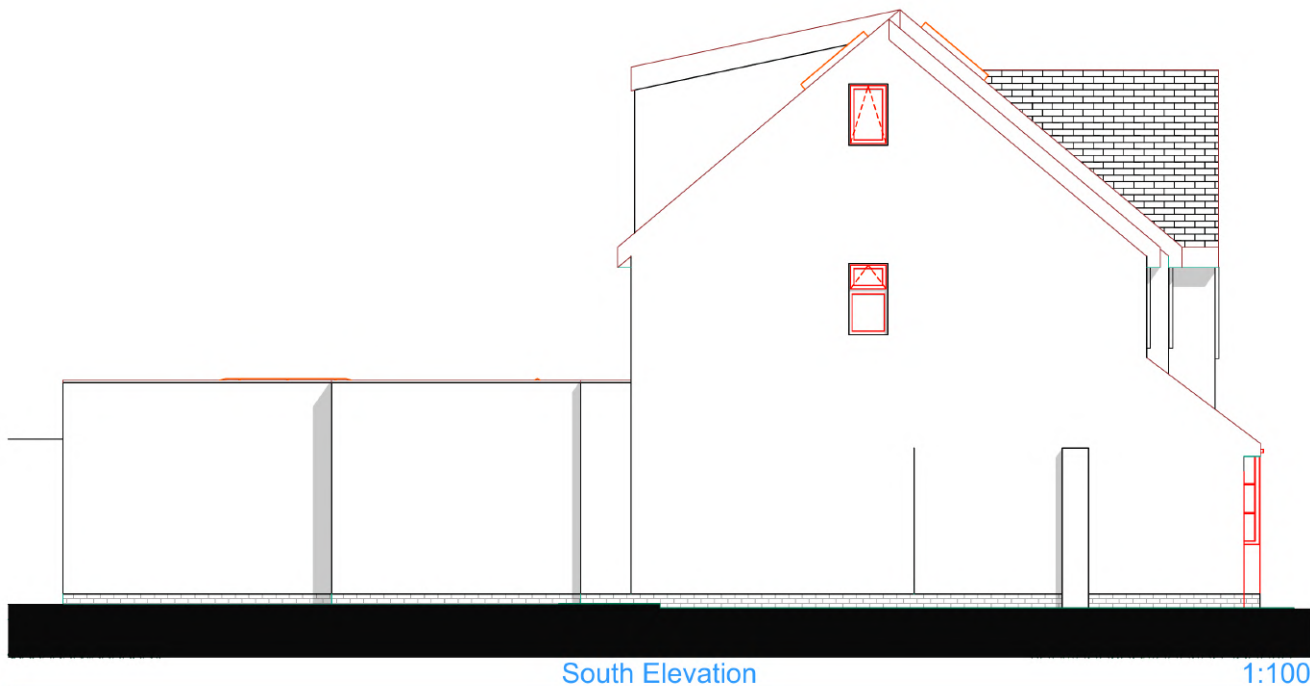
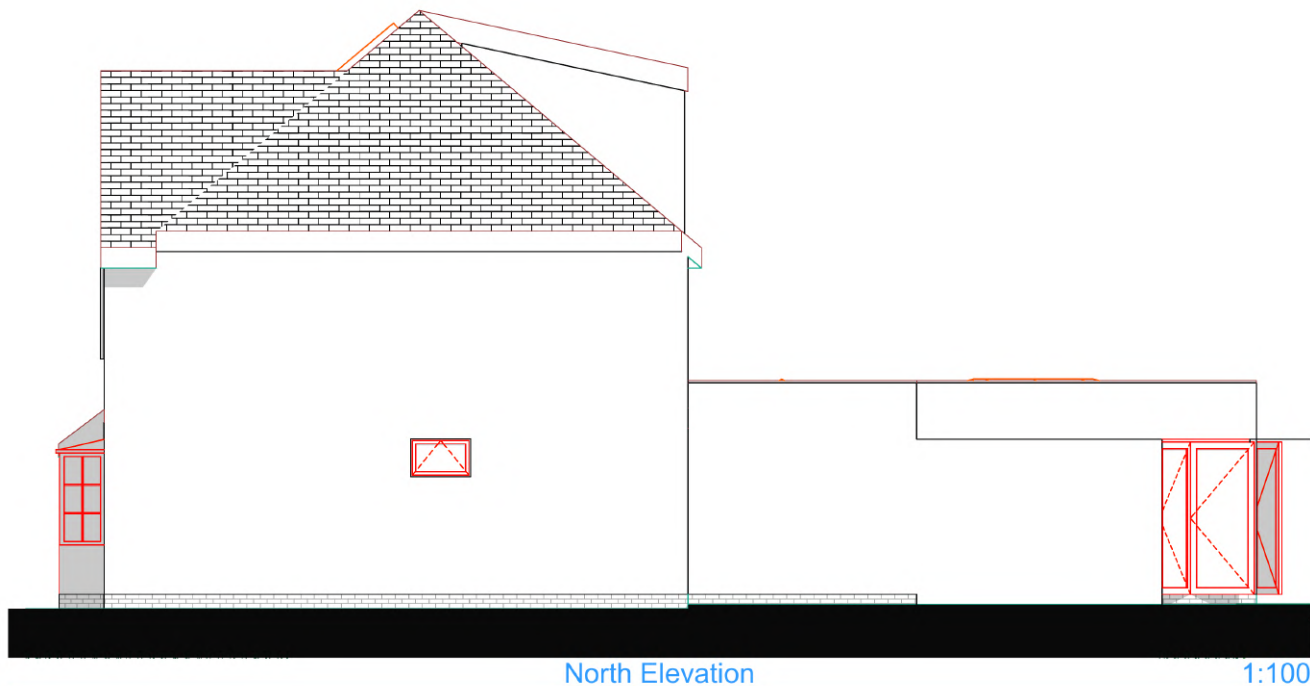


Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D2 / PROPOSED ELEVATIONS

Proposed side elevations

JAB Design | Source drawing 3 of 6 | 11 July 2025 | Enhanced reading copy

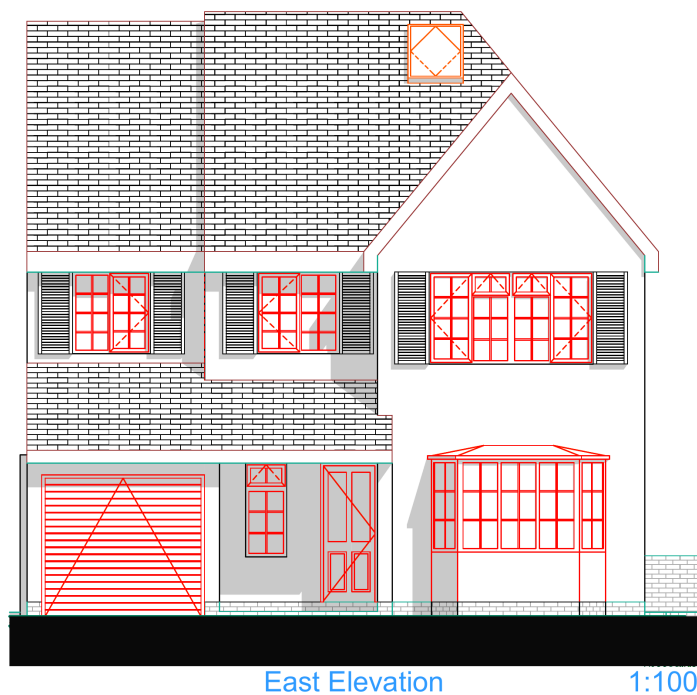


Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D2 / PROPOSED ELEVATIONS

Proposed front and rear

JAB Design | Source drawing 3 of 6 | 11 July 2025 | Enhanced reading copy

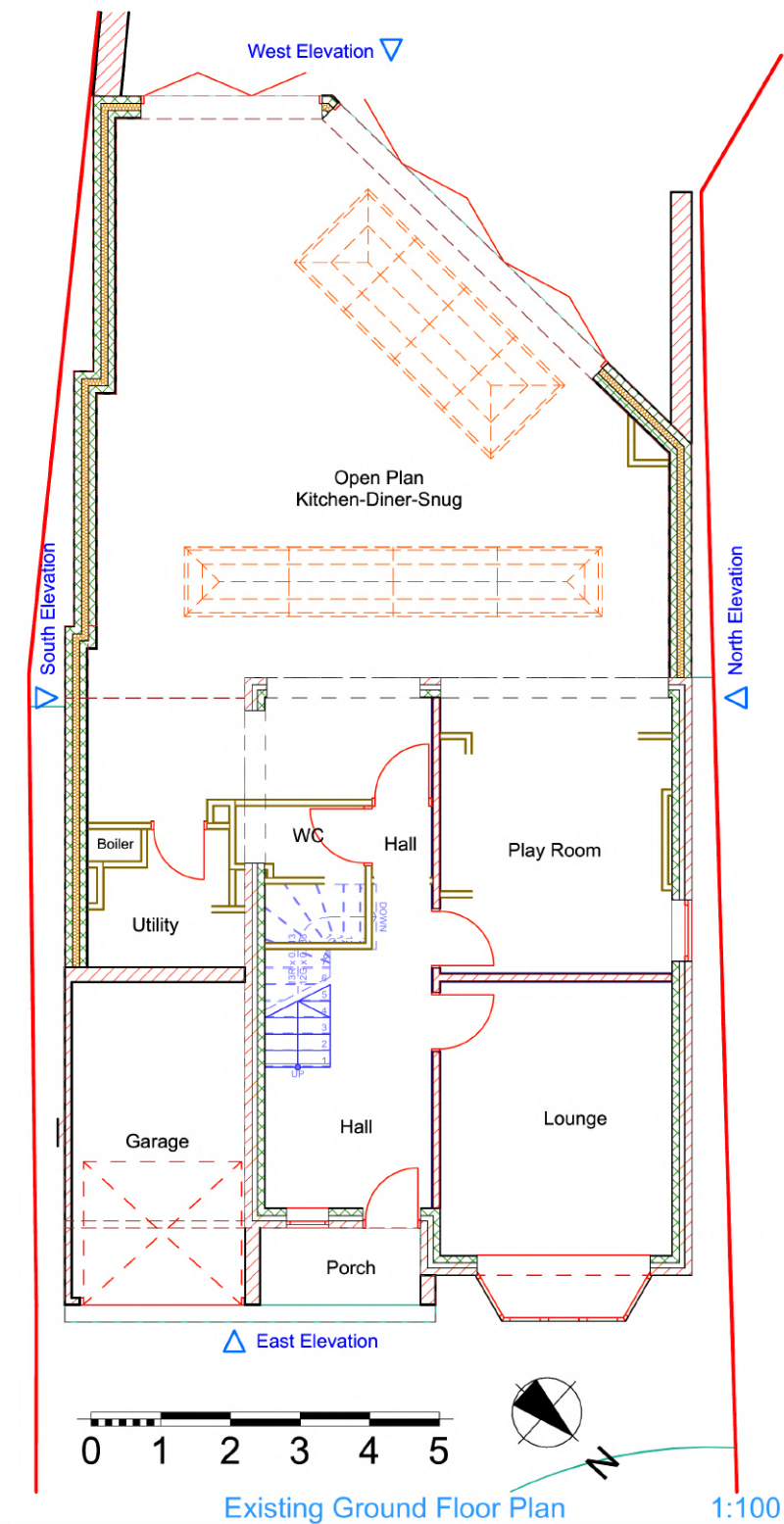


Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D3 / EXISTING FLOOR PLANS

Existing ground floor

JAB Design | Source drawing 4 of 6 | 11 July 2025 | Enhanced reading copy

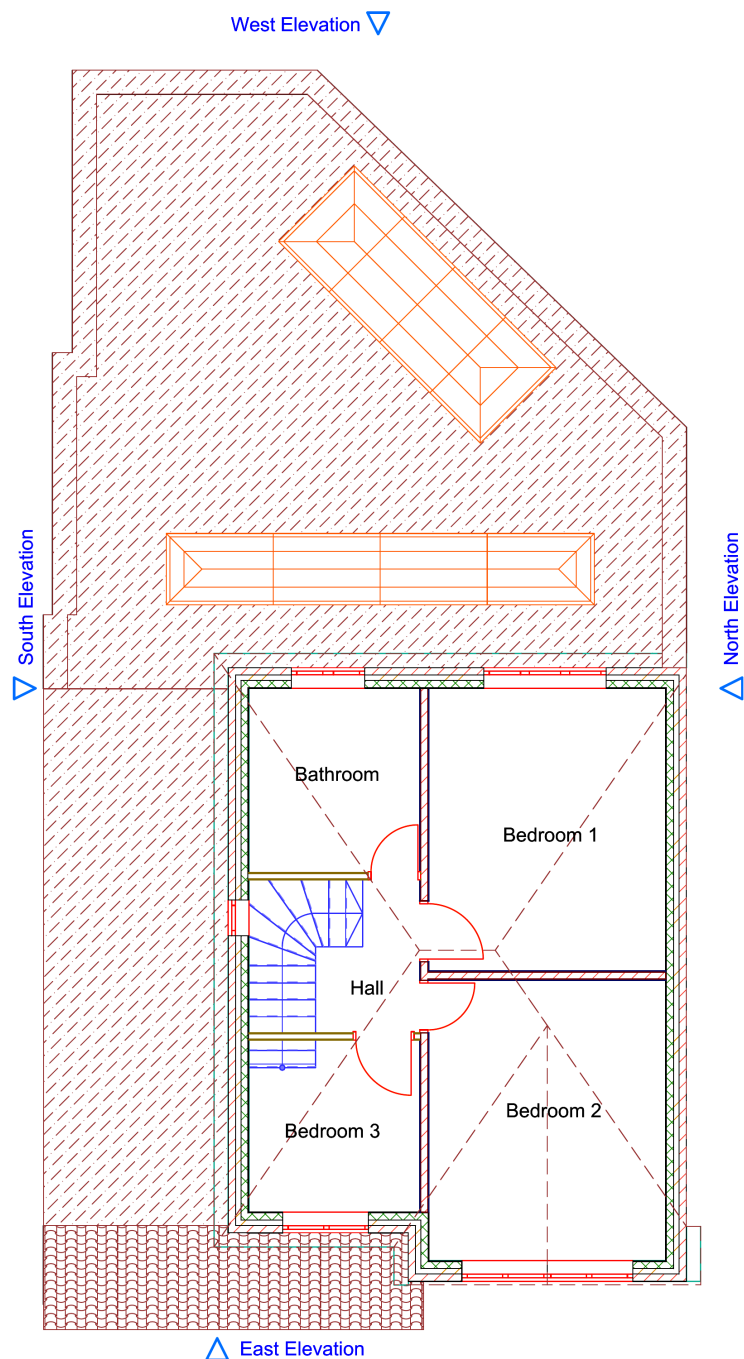


Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D3 / EXISTING FLOOR PLANS

Existing first floor

JAB Design | Source drawing 4 of 6 | 11 July 2025 | Enhanced reading copy



Existing First Floor Plan

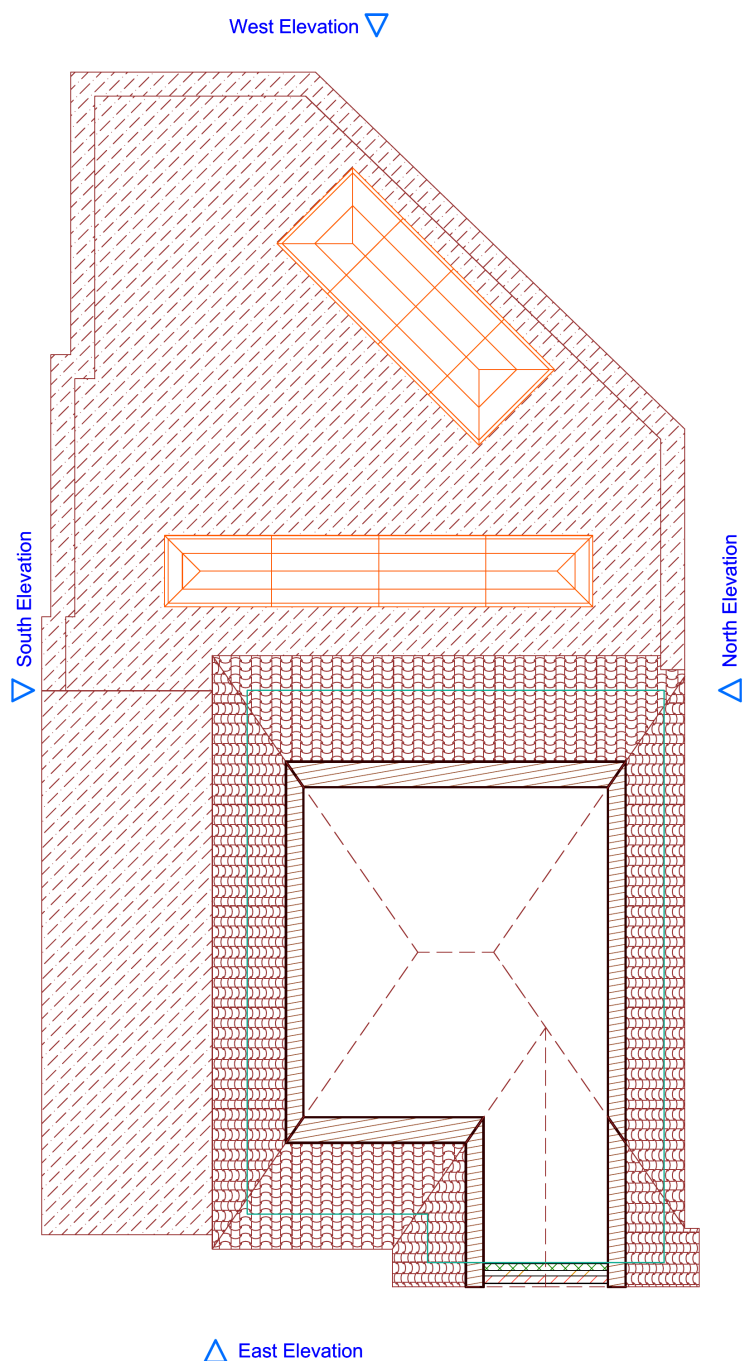
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Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D3 / EXISTING FLOOR PLANS

Existing second floor

JAB Design | Source drawing 4 of 6 | 11 July 2025 | Enhanced reading copy



Existing Second Floor Plan

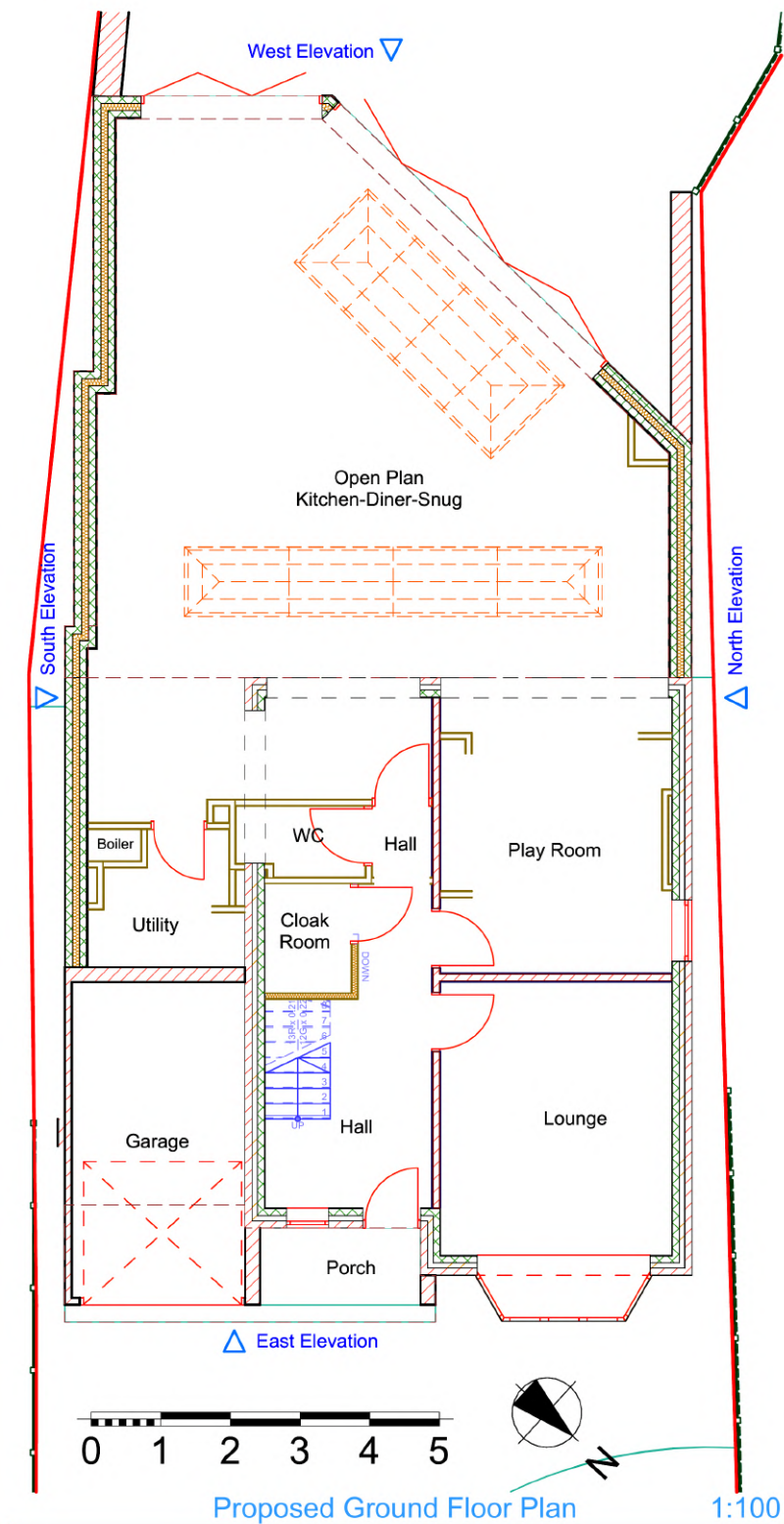
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Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D4 / PROPOSED FLOOR PLANS

Proposed ground floor

JAB Design | Source drawing 5 of 6 | 11 July 2025 | Enhanced reading copy

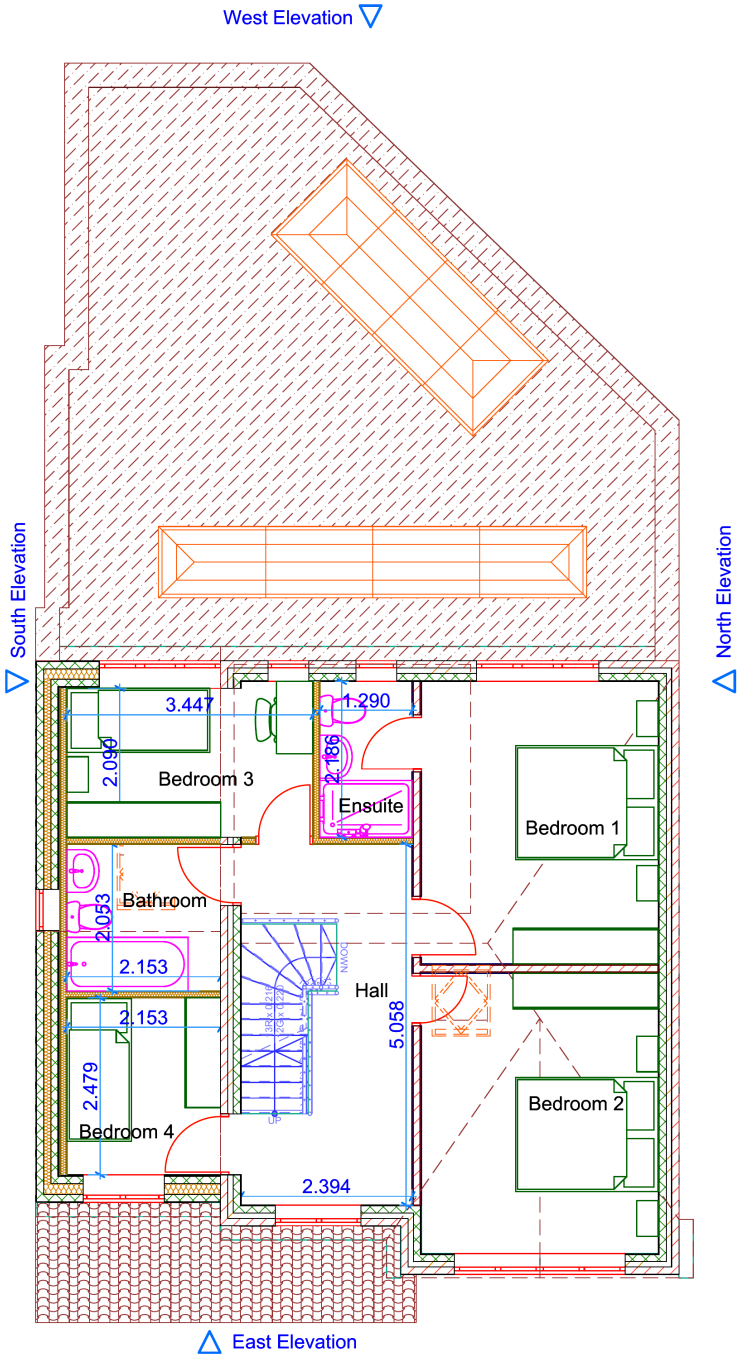


Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D4 / PROPOSED FLOOR PLANS

Proposed first floor

JAB Design | Source drawing 5 of 6 | 11 July 2025 | Enhanced reading copy



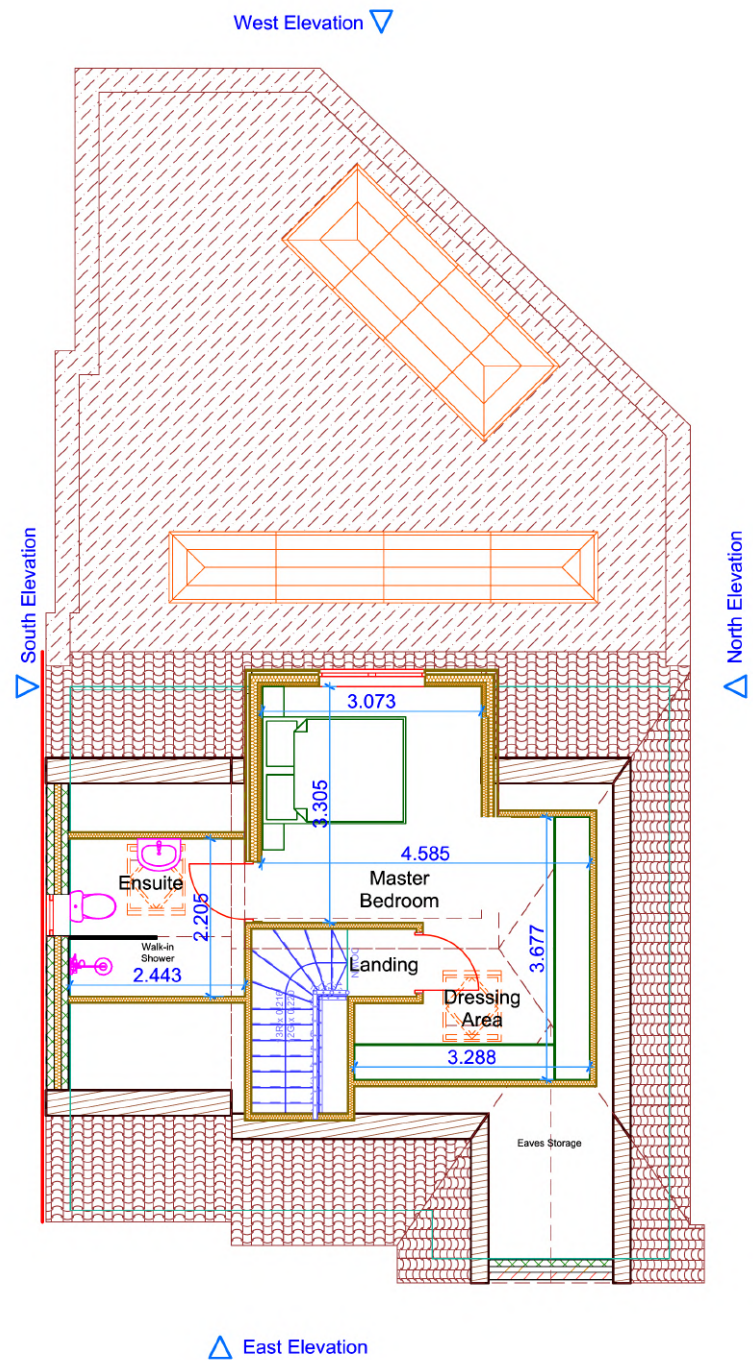
Proposed First Floor Plan 1:100

Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D4 / PROPOSED FLOOR PLANS

Proposed second floor

JAB Design | Source drawing 5 of 6 | 11 July 2025 | Enhanced reading copy



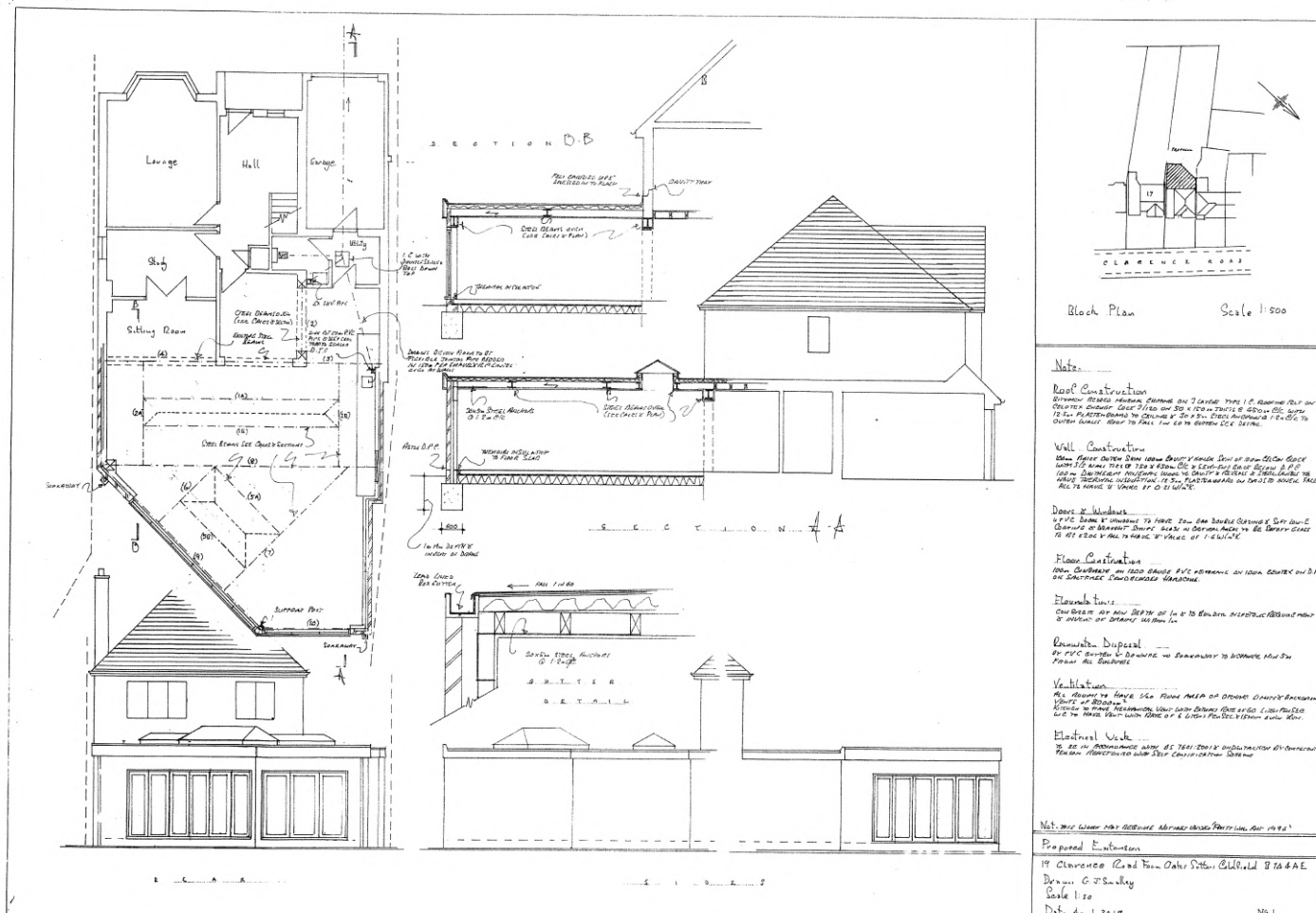
Proposed Second Floor Plan 1:100

Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D5 / G. J. SAWLEY

Historic rear-extension design

Original historic drawing, retained for the project record.

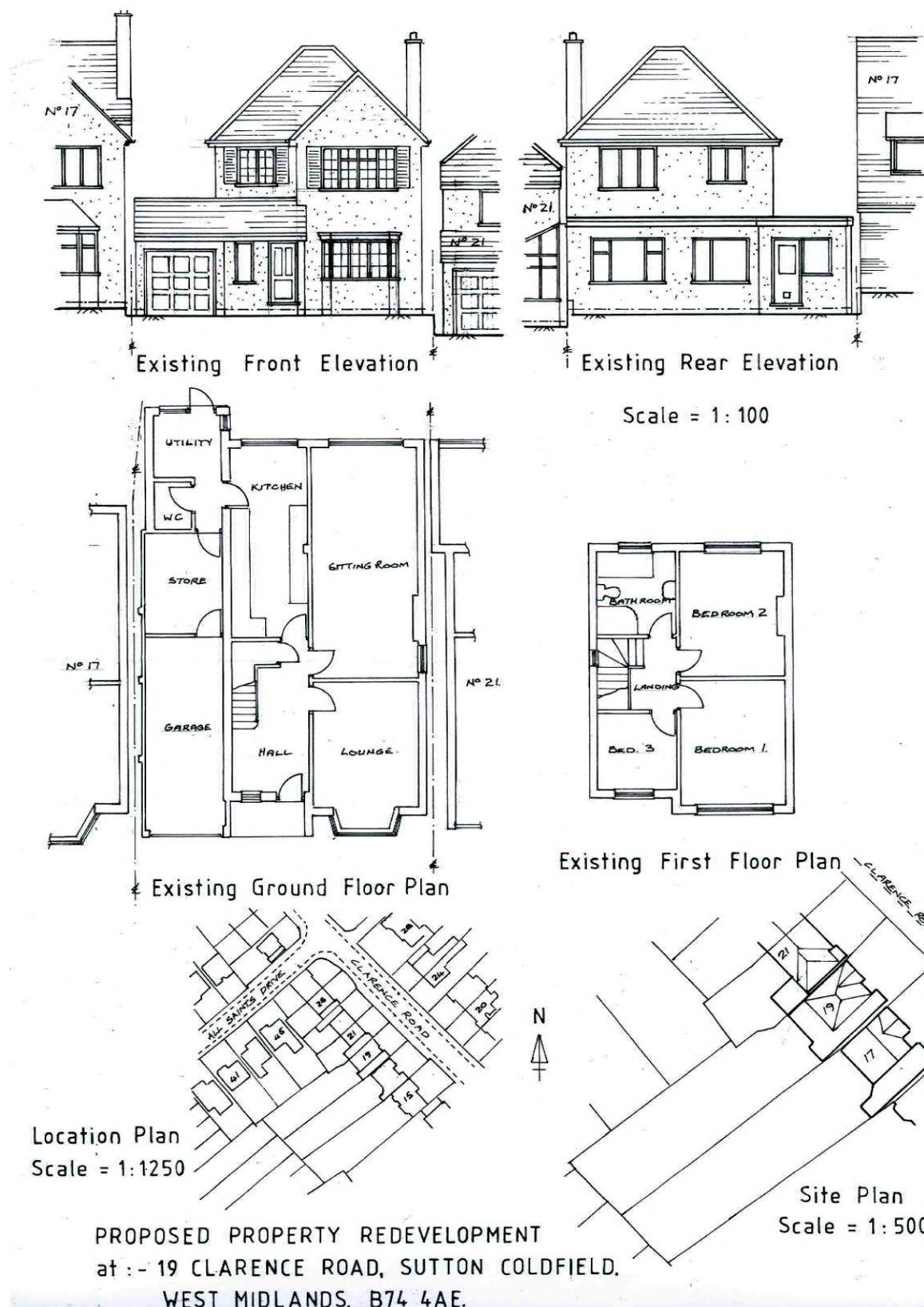


Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.

D6 / HISTORIC PROJECT BASELINE

Pre-extension reference plan

Original historic drawing, retained for the project record.



Enlarged for reading. Not to scale. Refer to the complete source sheets and verify dimensions on site.