

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

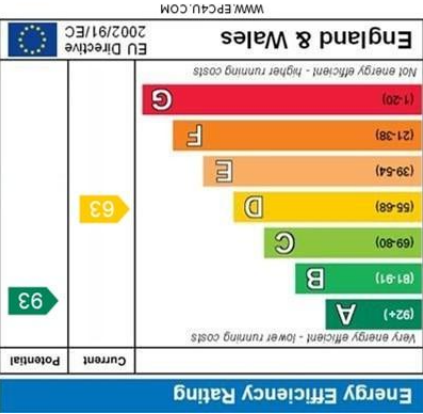
Total area: approx. 1822.3 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- FOR SALE VIA MODERN METHOD OF AUCTION
- LARGE DRIVEWAY
- DOUBLE GARAGE
- INTERNAL MODERNISATION REQUIRED
- FOUR DOUBLE BEDROOMS



Coton Lane, Tamworth, B79 8NP

Auction Guide Price
£330,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A four bedroom detached property set in the sought after location of the north side of Tamworth. The property benefits from having a double garage, utility, kitchen, dining room, spacious lounge, delightful rear garden, four bedrooms to the first floor with family bathroom. On the top floor there is a hobby room.

Approach the property via the large driveway and front door into:-

HALLWAY Having door into:-

LOUNGE 16' 6" x 12' 2" (5.03m x 3.71m) With double glazed window to front and central heating radiator, open to:-

DINING ROOM 8' 11" x 12' 12" (2.72m x 3.96m) Open to:-

CONSERVATORY Double glazed with double doors leading to the garden, central heating radiator, door leading to:-

KITCHEN 8' 11" x 11' 1" (2.72m x 3.38m) With double glazed window to rear, central heating radiator, a range of wall and base units and work surfaces, sink with taps, space for fridge, door into:-

UTILITY ROOM Having plumbing for washing machine and door leading out to the side of the property, door leading into garage.

GARAGE 16' 6" x 12' 1" (5.03m x 3.68m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

BATHROOM 8' 8" x 8' 8" (2.64m x 2.64m) With double glazed window to rear, bath with taps, separate shower cubicle, wash hand basin and low level wc.

BEDROOM FOUR 12' 3" x 9' 1" (3.73m x 2.77m) With double glazed window to rear and central heating radiator.

BEDROOM ONE 13' 2" x 12' 3" (4.01m x 3.73m) With double glazed window to front, fitted wardrobes, central heating radiator.

BEDROOM TWO 13' 10" x 12' 2" (4.22m x 3.71m) With double glazed window to front and central heating radiator.

BEDROOM THREE 11' 8" x 12' 2" (3.56m x 3.71m) With double glazed window to rear and central heating radiator.

STUDY/OFFICE 6' 5" x 5' 10" (1.96m x 1.78m) With stairs leading to the second floor which is being used as hobby room.

OUTSIDE The rear garden has a paved patio area, lawned area and workshop to the rear with electric and lighting.

AGENTS NOTE There is no gas to the property, it is oil fuelled central heating.

There are solar panels on the roof.

Council Tax Band E - Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.