



Sykesmoor

Wilnecote, Tamworth, Staffordshire, B77 4LE

Starting Bid £150,000

Property Features

- Excellently Positioned Semi Detached Home
- Superb Position and Unique Plot
- Family Lounge and Kitchen
- Two Spacious Bedrooms
- Matching Family Bathroom
- Subject to Reserve Price
- Sold via Modern Auction (T&C's apply)
- Buyer Fees Apply
- Modern Method of Auction
- No Onward Chain

Full Description

For Sale via Modern Method of Auction is this delightfully positioned two bedroom semi-detached family home, occupying a superb plot with a wealth of potential.

Taylor Cole Estate Agents are pleased to offer 'for sale' this two bedroom semi-detached property located within this popular residential development. The property offers a fantastic opportunity for first time buyers, downsizers and investors alike.

GROUND FLOOR

The home begins with an inviting entrance hall hosting stairs leading to the first floor landing. A well-proportioned lounge offers ample space to accommodate a range of freestanding lounge furnishings with built-in feature fire surround and bright double glazed window overlooking the front aspect, with a spacious kitchen residing at the rear of the property and occupying the full width of the home, offering a wealth of working surfaces supplemented by matching units throughout, with illuminating windows offering outlooks onto the rear garden and built in cupboard providing convenient storage space under the stairs, with door out onto the side aspect and the rear garden.

ENTRANCE HALL

LOUNGE

13' 9" x 9' 11" (4.19m x 3.02m)

KITCHEN

13' 4" x 7' 8" (4.06m x 2.34m)



FIRST FLOOR

To the first floor, the property has two bedrooms with bedroom one having fitted wardrobe and useful fitted storage cupboard. The bathroom features a panelled bath, pedestal hand wash basin and close coupled WC, with natural light filtering through the UPVC double glazed window.

BEDROOM ONE

12' 6" x 10' 3" (3.81m x 3.12m)

BEDROOM TWO

8' 11" x 7' 0" (2.72m x 2.13m)

BATHROOM

5' 10" x 5' 10" (1.78m x 1.78m)

OUTSIDE

The ample sized rear garden is mainly laid to lawn with fencing to borders and provides space for relaxation and entertaining.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property will be freehold upon completion, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

AUCTIONEER COMMENTS

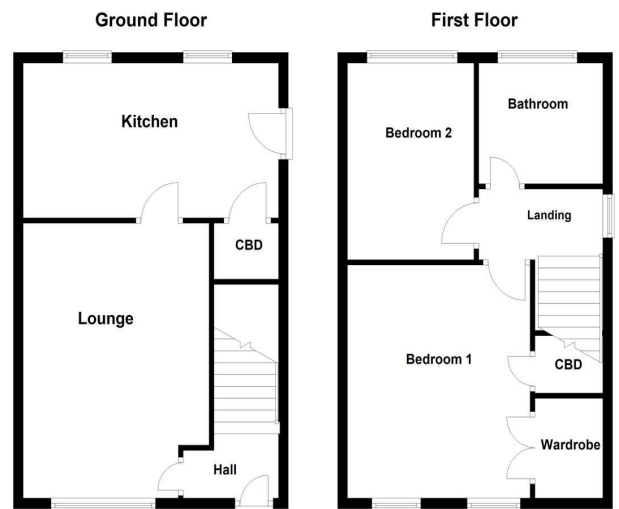
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.



The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements