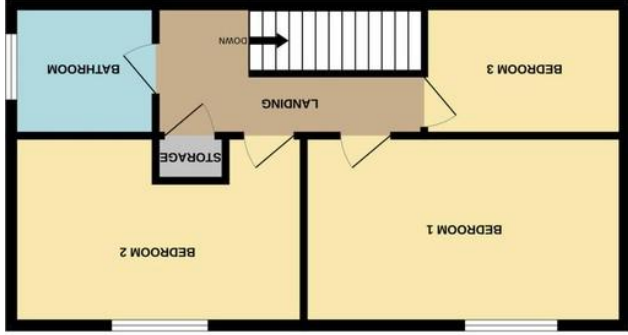


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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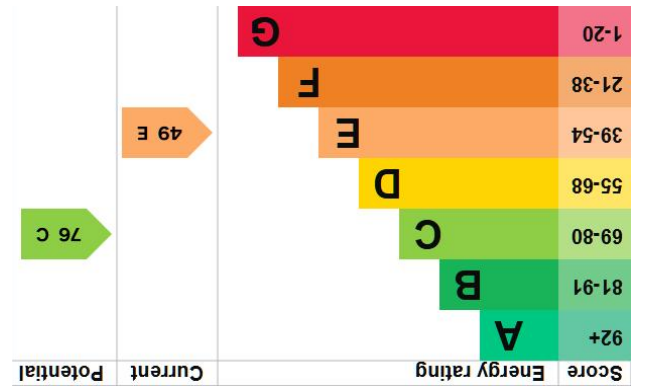


1ST FLOOR  
 496 sq.ft. (46.1 sq.m.) approx.



GROUND FLOOR  
 502 sq.ft. (46.6 sq.m.) approx.

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 Conveyor.



Tamworth | 01827 68444 (option 1)



- THREE DOUBLE BEDROOMS
- HALLWAY
- DINING ROOM
- LOUNGE
- KITCHEN
- BATHROOM

East View, Tamworth, B77 2BG

Auction Guide Price  
 £140,000



## Property Description

For sale by Modern Method of Auction: Starting Bid Price £160,000 plus Reservation Fee.

East View is a three bedroom semi detached property set in a prime location with easy access to the Town Centre.

Approach the property via path to the front door into:-

HALLWAY With stairs leading to first floor, storage cupboard and access to:-

DINING AREA 10' 10" x 9' 8" (3.32m x 2.95m) With double glazed window and central heating radiator.

LOUNGE 12' 2" x 10' 10" (3.71m x 3.31m) Having double glazed window to rear and central heating radiator.

KITCHEN 11' 2" x 5' 10" (3.42m x 1.80m) Having wall and base units, work surfaces, sink with mixer tap and double glazed window to front.

### FIRST FLOOR LANDING

BATHROOM 6' 6" x 5' 1" (2m x 1.57m) Being fully tiled with panel bath and shower over, low level WC and wash hand basin and double glazed windows to side and front.

BEDROOM ONE 13' 7" x 10' 2" (4.16m x 3.11m) Having double glazed window to rear and central heating radiator.

BEDROOM TWO 12' 6" x 8' 8" (3.82m x 2.65m) Having double glazed window to rear and central heating radiator.

BEDROOM THREE 9' 9" x 7' 0" (2.98m x 2.14m) Having double glazed window to front and central heating radiator.

GARDEN Is low maintenance with patio area and lawned area and shrub and plant borders, to the side of the property is double gates and a gravelled area.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for Three, O2, limited for, EE, Vodafone and data available likely for Three, limited for EE, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.0Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.

Networks in your area - Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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.

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

**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 £5,600.00 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.