

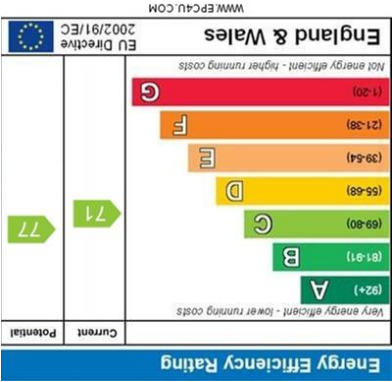
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- MODERN METHOD OF AUCTION
- FOUR DOUBLE BEDROOMS
- EN SUITE PLUS BATHROOM
- LOUNGE AND SEPARATE DINING ROOM
- FAMILY ROOM



Moat Drive, Drayton Bassett, Tamworth, B78 3UG

Auction Guide Price  
£360,000



## Property Description

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

BEING SOLD VIA MODERN METHOD OF AUCTION

Four bedroom detached family home, situated in a quiet cul de sac with a walled driveway and space for several vehicles.

**ENTRANCE HALLWAY** Having stairs leading to the first floor, laminate flooring, radiator and doors off to the lounge.

**LOUNGE** 12' 12" x 17' 7" (3.96m x 5.36m) With box bay window to front, laminate flooring, radiator, double doors leading to the dining room.

**DINING ROOM** 10' 2" x 11' 11" (3.1m x 3.63m) With sliding doors leading to the conservatory, laminate flooring, access to kitchen/breakfast room.

**CONSERVATORY** 9' 10" x 20' (3m x 6.1m) Good sized with UPVC double glazed windows, French doors giving access to the rear garden, tiled flooring, radiator and door to study.

**STUDY** With door to front and door to conservatory.

**KITCHEN/BREAKFAST ROOM** Having two windows to rear, a range of wall and base units with work tops over, one and a half bowl sink unit with drainer, integral dishwasher, recess for range cooker, recess for American style fridge/freezer, island, storage and seating, tiled flooring, UPVC double glazed door to the side, storage cupboard and access to the family room.

**FAMILY ROOM** 7' 6" x 17' 2" (2.29m x 5.23m) With laminate flooring, double glazed window to front, central heating radiator.

**SEPARATE WC**  
Having obscure window to front, low level wc and wash hand basin.

**FIRST FLOOR LANDING** Having loft access and doors off to:-

**MASTER BEDROOM** 13' 1" x 13' 11" (3.99m x 4.24m) With double glazed window to front, integrated wardrobes, sliding mirrored doors, radiator and access to the en suite.

**EN SUITE** With shower cubicle, mixer shower, wash hand basin, window to front, low level wc.

**BATH ROOM** Having double glazed window to side, panelled bath, wc, wash hand basin, partly tiled walls and central heating radiator.

**BEDROOM TWO** Window to rear, fitted wardrobes with sliding mirrored doors and a radiator.

**BEDROOM THREE** 8' 2" x 14' 10" (2.49m x 4.52m) Two windows to rear.

**BEDROOM FOUR** 7' 5" x 13' 8" (2.26m x 4.17m) With window to rear and central heating radiator.

**REAR GARDEN** Fully enclosed with gate to side giving access to the frontage, mature shrubs and borders, patio area and lawn.

Council Tax Band F - Lichfield

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Networks in your area - Openreach

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**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.

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

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.