



**Ravenswood Gardens**

Wilnecote, Tamworth, Staffordshire, B77 5AN

**Starting Bid £80,000**

# Property Features

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- Delightful Ground Floor Maisonette
- Modern & Attractive Development
- Welcoming Reception Hall
- Superb Open Plan Living Area/Kitchen
- Comfortable Double Bedroom, Sleek Bathroom
- Off Road Parking
- £500 Combined Service Charge/Ground Rent
- Sold By Modern Auction (T&C's Apply)
- Subject to Reserve Price
- Buyer Fees Apply

## Full Description

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Welcome to this delightful and discreetly positioned property, nestled upon this attractive and modern development. This superb maisonette is brought to the market with the benefit of no onward chain, and provides incredible proximity to an array of local schooling, shopping amenities and commuter links.

Available to purchase through the Modern Method of Auction, operated by iamsold Limited.

### INTERNAL

Approaching the property, the private and peaceful nature of the development beckons. Off road parking can be found courtesy of block paved parking bays, with sweeping pathways leading to the front entrance door.

Stepping inside, you are met with a bright and inviting ambience that is continued and mirrored throughout the property's contemporary decor. A delightfully spacious open plan living room/kitchen provides the perfect space for both functionality and entertainment, with generous proportions to accommodate a wealth of freestanding furnishings and abundant natural light courtesy of UPVC windows overlooking the front aspect.

Adjacent to this, a comfortable double bedroom offers a peaceful retreat with ample space to host multiple layout and furnishings solutions. Completing the internal accommodation, a tastefully appointed three piece bathroom suite is enveloped with quality tiled and water-resistant surrounds.





## RECEPTION HALLWAY

SUPERB LIVING ROOM/KITCHEN  
18' 1" x 16' 0" (5.51m x 4.9 (Max) m)

DOUBLE BEDROOM  
10' 4" x 10' 7" (3.15m x 3.23m)

## MODERN BATHROOM

## OUTSIDE

## PARKING

## 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 by the current owner that the property is leasehold with an annual ground rent charge of £500. Prospective buyers are advised to verify this information with their solicitor/legal representative.

## VIEWING

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

## AUCTIONEER COMMENTS

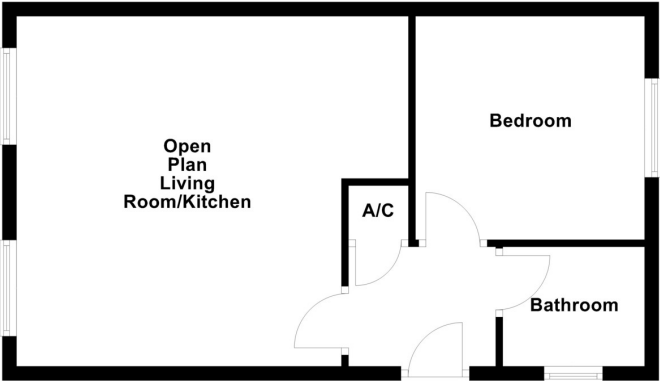
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc 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 4.5% 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.

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	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