

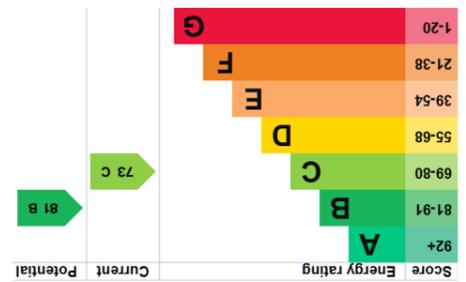
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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

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)



- CHARACTER PROPERTY
- THREE BEDROOMS
- DOUBLE GARAGE
- KITCHEN DINER
- GUEST WC
- GATED DRIVEWAY

The Cottage, Ash Lane, No Mans Heath, Tamworth, B79 0PD

£400,000

## Property Description

FOR SALE VIA THE MODERN METHOD OF AUCTION

Welcome to this charming detached cottage located on Ash Lane in the peaceful village of No Mans Heath, Tamworth. The property previously had three first floor bedrooms but the current owners removed a partition wall to create a larger impressive principal bedroom with en-suite (this could easily be converted back if required). There is a ground floor reception room being used as bedroom three so this delightful cottage could provide four bedrooms if required. Set back from the road with a gated driveway on a generous plot, this cottage comes with a double garage/workshop and a summerhouse. The quiet location adds to the appeal of this lovely home, providing a tranquil retreat from the hustle and bustle of everyday life.

The accommodation briefly comprises: Spacious lounge, sitting room/bedroom 3, kitchen/diner, utility room, guest WC, principal bedroom with en-suite, further double bedroom to the first floor and a family bathroom.

To the rear of the property there is a landscaped garden with patio area, hottub, lawn, mature shrubs, trees, double garage/workshop & a useful timber lodge that makes ideal office space from home.

SPACIOUS LOUNGE 22' 4" x 11' 5" (6.81m x 3.48m)

SITTING ROOM/BEDROOM THREE 11' 5" x 11' 1" (3.48m x 3.38m)

KITCHEN/DINER 20' x 10' 9" max (6.1m x 3.28m)

UTILITY ROOM 7' 5" x 7' (2.26m x 2.13m)

GUEST WC

PRINCIPAL BEDROOM 20' 4" x 11' 1" (6.2m x 3.38m)

EN SUITE

BEDROOM TWO 13' 1" x 11' 1" (3.99m x 3.38m)

FAMILY BATHROOM

Council Tax Band E - North Warks

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 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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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.

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.

