



Tolson Court, Fazeley, Tamworth





## Property Description

This gorgeous, characterful home has been cleverly designed over three floors to incorporate many original features. The property has a welcoming entrance hall, spacious kitchen / family room and guest W.C. on the ground floor.

The first floor offers two double bedrooms and a family bathroom, with the principal double bedroom and en-suite shower room located on the second floor. The property is well presented and bursting with character and must be viewed to fully appreciate. Call today for more information and to see inside!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they

will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hallway

Infra-red panel heater.

## W.C

W.C and wash hand basin.

## Kitchen/ Family Room

Single glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, AEG electric oven and induction hob, under stairs storage cupboard, central heating boiler housed, three infra-red panel heaters.

## Landing

Single glazed window to side elevation, double glazed roof window, stairs to second floor accommodation and infra-red panel heater.

## Bedroom One

Single glazed window to the rear elevation and an infra-red ceiling mounted panel heater

## Bedroom Two

Double glazed window to front elevation and infra-red panel heater.

## First Floor Shower Room

Walk in shower, W.C, wash hand basin, heated towel rail, extractor and tiling to splash prone areas.

## Bedroom Three

Single glazed window to rear elevation and infra-red panel heater.

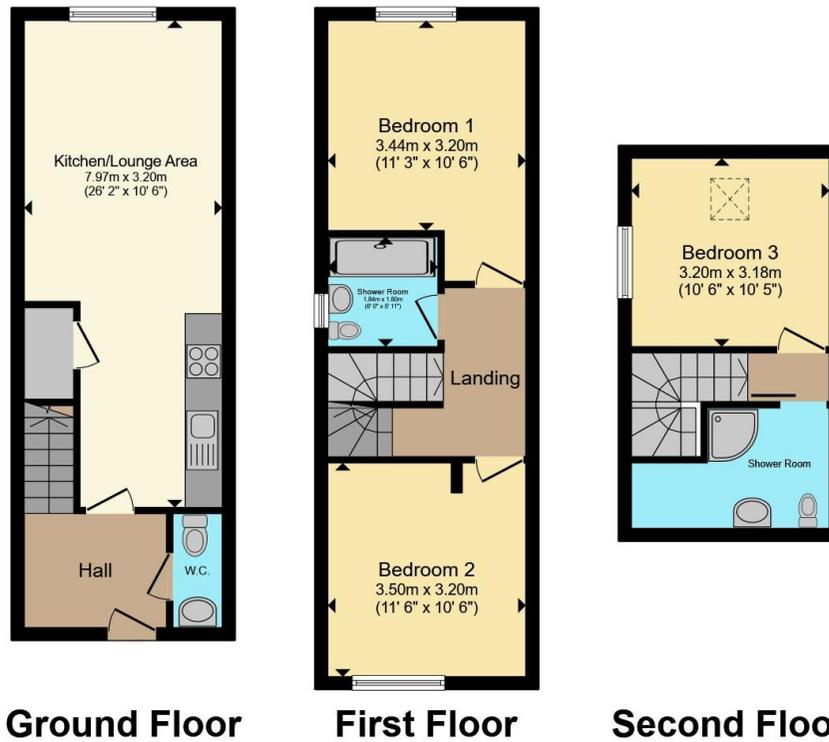
## Second Floor Shower Room

Walk in shower, W.C, wash hand basin, heated towel rail and tiling to splash prone areas.









Total floor area 85.6 m<sup>2</sup> (921 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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1 Bolebridge Street  
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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: TAM207520 - 0002