

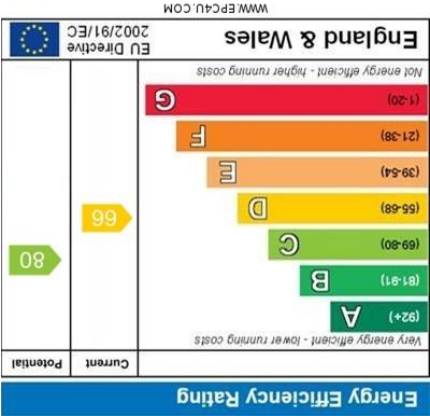
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- BEING SOLD VIA MODERN METHOD OF AUCTION
- FOUR BEDROOMS
- UPDATING REQUIRED
- LOADS OF POTENTIAL
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM



Melmerby, Wilnecote, Tamworth, B77 4LP

Guide Price £270,000



Property Description

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

Being sold via modern method of auction.

A four bedroom detached family home set on a corner plot with no upward chain, garage, conservatory, en suite, dining room. In need of some modernisation.

Approach the property via the driveway with front door into double glazed porch and further door into spacious hallway.

SPACIOUS HALLWAY Having windows to side, access to the spacious lounge.

LOUNGE 15' 4" x 14' 9" (4.67m x 4.5m) With double glazed bow window to front, feature fireplace.

DOWNSTAIRS CLOAKROOM Double glazed window to side, low level wc, wash hand basin.

KITCHEN 12' 3" x 9' 5" (3.73m x 2.87m) With double glazed window to rear, door to side, wood effect laminate flooring, a range of wall and base units, built-in oven and hob, stainless steel sink and drainer, tiled splash backs, power points, door leading to the side.

DINING ROOM 12' 4" x 12' 4" (3.76m x 3.76m) Patio doors leading to the conservatory, wood effect laminate flooring, stairs to first floor, cupboard under stairs.

CONSERVATORY 12' 4" x 7' 7" (3.76m x 2.31m) With double doors leading to the rear garden and wood effect laminate flooring.

FIRST FLOOR

BEDROOM ONE 12' 10" x 12' 4" (3.91m x 3.76m) Double glazed windows to front and fitted wardrobes.

EN SUITE Double glazed window to side, partly tiled walls, walk-in shower, wash hand basin, low level wc.

BEDROOM TWO 13' max x 9' (3.96m x 2.74m) Double glazed window to rear.

BEDROOM THREE 9' x 7' 9" (2.74m x 2.36m) Double glazed window to rear.

BEDROOM FOUR 9' x 6' 4" (2.74m x 1.93m) With double glazed windows to front and side.

FAMILY BATHROOM Double glazed window to side, partly walls, low level wc, wash hand basin and radiator.

GARAGE With up and over door.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the front is a driveway to side and lawned area.
To the rear is a garden which is mainly laid to lawn with mature plant borders.

Council Tax Band D - Tamworth

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

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 of 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.