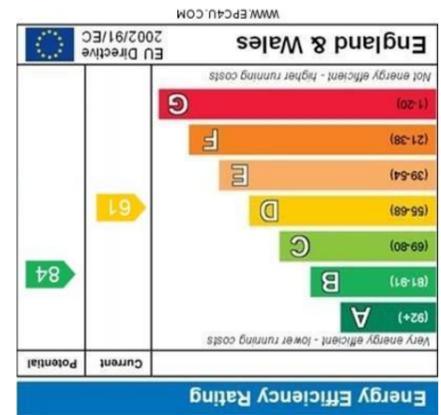


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1935.9 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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)



- BEING SOLD VIA AUCTION
- THREE BEDROOMS
- DETACHED
- IN AND OUT DRIVEWAY
- HALLWAY
- LOUNGE

Belmont Road, Wilnecote, Tamworth, B77 5EH

Auction Guide Price
 £150,000



Property Description

A three bedroom detached property with an in and out driveway, in need of full refurbishment and being sold via the modern method of auction.

Approach the property via the driveway which is an in and out driveway with gates to left and right, gravelled driveway and door into porch and further door into hallway.

HALLWAY With stairs to leading to the first floor.

LOUNGE 14' 9" x 13' 10" (4.5m x 4.22m) With double glazed window to front, open to dining room.

DINING ROOM 9' 2" x 8' 6" (2.79m x 2.59m) With sliding doors to the garden.

KITCHEN 8' 5" x 7' 11" (2.57m x 2.41m) With cooker space, sink with mixer taps, double glazed windows to rear, open to:-

UTILITY ROOM 9' 2" max x 7' 9" (2.79m x 2.36m) With window to rear, door leading to garage.

REAR GARDEN Having garden shed and is of mature standard with shrub and plant borders and having access to the second double garage.

FIRST FLOOR LANDING Having window to side, doors off to:-

BEDROOM ONE 9' 8" x 11' 10" (2.95m x 3.61m) Having fitted wardrobe.

BEDROOM THREE 6' 11" x 8' 4" (2.11m x 2.54m) With double glazed window to front.

BEDROOM TWO 10' 4" x 9' 2" (3.15m x 2.79m) With double glazed window to rear.

BATHROOM Having panelled bath, pedestal wash hand basin, window to rear, low level w.c.

Council Tax Band C - Tamworth Borough Council

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.

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

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.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 for 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.