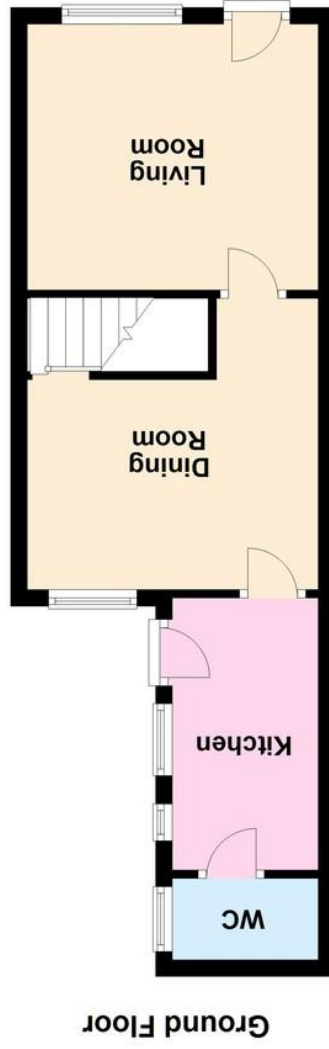
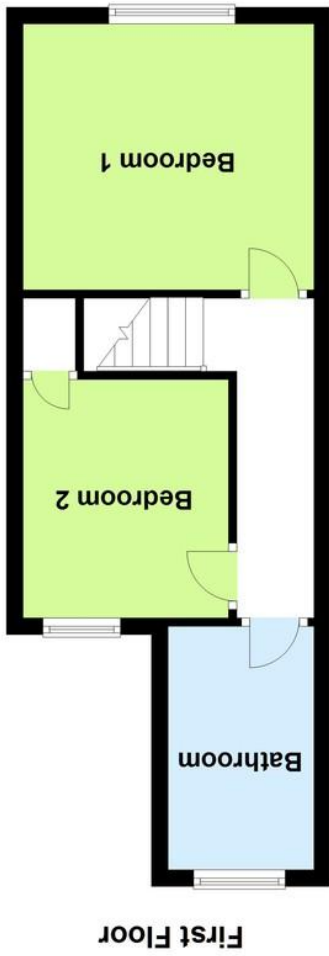
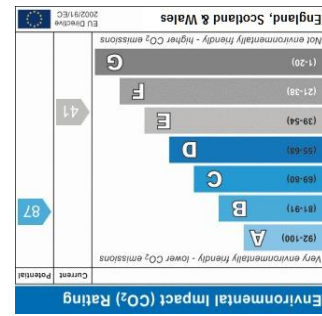


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)

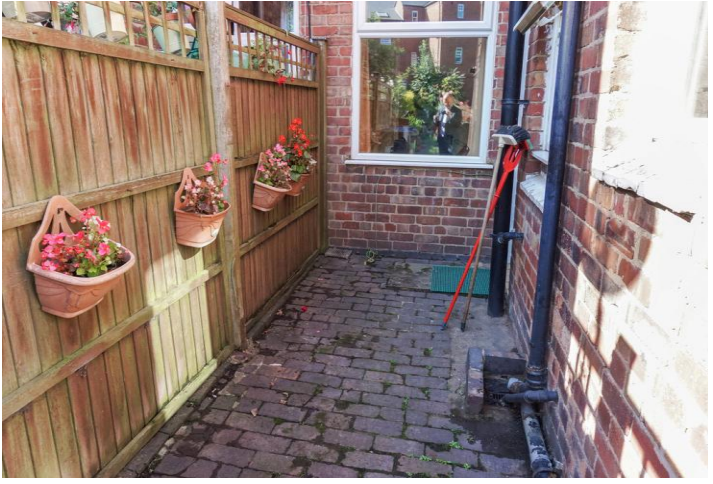
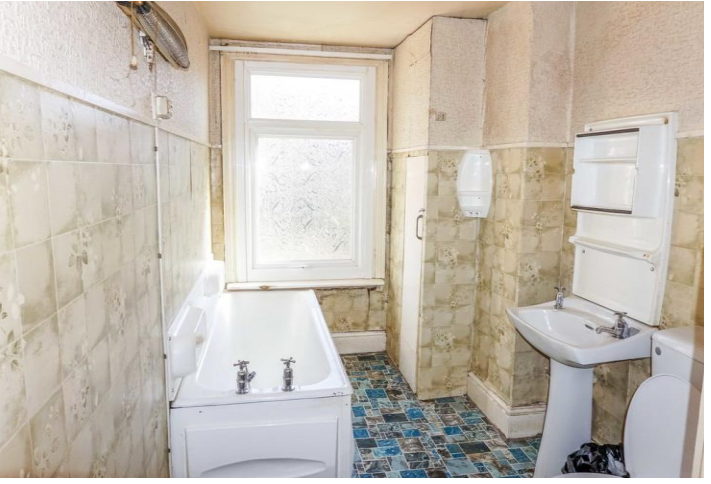


- No onward chain
- Two bedrooms
- Excellent location
- In need of complete modernisation
- Close to town centre and railway station

Ludgate, Tamworth, B79 7EQ

Auction Guide Price  
 £85,000





## Property Description

**DESCRIPTION** For sale by the Modern Method of Auction is this TWO BEDROOM MID TERRACE home is ideally placed for access to Tamworth town centre and railway station and is in need of complete modernisation throughout. This spacious property would be perfect for investors or first time buyers looking for a challenge, in brief the property comprises of living room, dining room, kitchen, downstairs wc, two bedrooms and a family bathroom. To the rear is a garden with block paved patio and lawn.

**LIVING ROOM** 10' 6" x 11' 6" (3.2m x 3.51m) Fireplace, ceiling lights, power points, double glazed window to the front.

**DINING ROOM** 13' 8" x 11' 6" (4.17m x 3.51m) Double glazed window to the rear, gas fire, fireplace, ceiling lights, power points.

**KITCHEN** 10' 9" x 5' 9" (3.28m x 1.75m) Ceramic tiled flooring, wall and base units, washing machine, ceiling light, double glazed window to the side, door through to the rear courtyard.

**GROUND FLOOR WC** With low level wc, sink and ceiling light.

### FIRST FLOOR

**BEDROOM ONE** 11' 5" x 10' 6" (3.48m x 3.2m) Double glazed window to the front, ceiling light, power points.

**BEDROOM TWO** 10' 7" x 8' 3" (3.23m x 2.51m) Double glazed window to the rear, ceiling light, power points.

**BATHROOM** 5' 9" x 10' 6" (1.75m x 3.2m) Double glazed window to the rear, bath, wc, sink, ceiling light.

**OUTSIDE** To the rear is a cobbled patio with brick built out-building and lawn.

**AGENTS NOTE** The property is in need of full modernisation.

**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 Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% inc VAT subject to a minimum of £6000 inc VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by Green and Company Ltd powered by iam-sold Ltd.