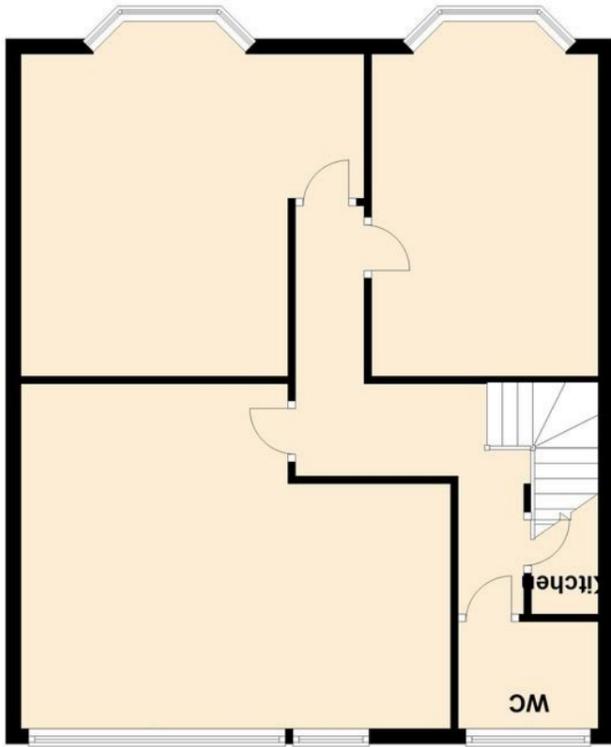
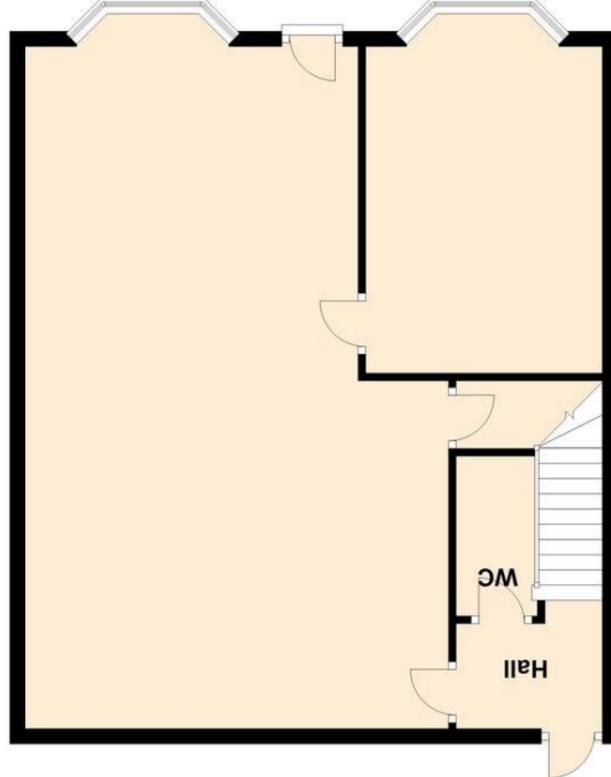


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 1466.0 sq. feet



First Floor
 Approx. 728.9 sq. feet



Ground Floor
 Approx. 737.1 sq. feet

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)



- BEING SOLD VIA MODERN METHOD OF AUCTION
- DOUBLE-FRONTED PERIOD HOME
- TOWN CENTRE LOCATION
- PRIVATE PARKING TO THE REAR
- CREATE AN OPEN PLAN KITCHEN/LIVING ROOM

Victoria Road, Tamworth, B79 7HS

Auction Guide Price
 £210,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

For sale by Modern Method of Auction: Starting Bid Price £225,000 plus Reservation Fee.

19 Victoria Road has been used as offices until now. We believe planning permission would readily be granted to convert this gorgeous double-fronted period building to residential use. The project would involve the installation of kitchen and bathrooms but the existing rooms would easily accommodate this without the necessity to move walls. Upstairs there are three rooms spacious enough to be double bedrooms with plenty of storage.

The house is on a quiet, leafy street close to the town centre. It has a small front garden and private parking to the rear.

To the front there is a walled front garden with decorative wrought iron railings.

Access the property via front door opening into:-

OPEN ROOM 26' x 15' 1" (7.92m x 4.6m) With bay window to front, two sash window to rear, central heating radiator and door leading to rear hall.

SECOND RECEPTION ROOM 10' 4" x 14' (3.15m x 4.27m) With central heating radiator and bay window to front.

REAR HALL With door leading out to the driveway, window to rear, stairs to first floor and door to guest WC.

GUEST WC With high flush WC and wash hand basin.

LANDING With window to side.

KITCHEN Having sink with taps and work surfaces.

WC With boiler, low level WC and wash hand basin.

ROOM 10' 3" x 14' 5" (3.12m x 4.39m) With bay window to front and central heating radiator.

ROOM 13' x 14' 8" (3.96m x 4.47m) With bay window to front and central heating radiator.

ROOM 11' 1" x 11' 4" (3.38m x 3.45m)

OUTSIDE There is parking to the rear of the property.

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 4.2% 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 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.

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