



**Highcliffe Road,**  
Tamworth, Staffordshire, B77 1EF  
By Auction £150,000



### \*\*\*Investment Opportunity\*\*\*

For sale by Modern Method of Auction: Starting Bid Price £150,000 plus Reservation Fee.

A great opportunity to purchase this 3-bedroom Semi-detached property within a sought-after location in Two Gates, Tamworth.

This semi-detached property consists of a porch, lounge/diner, kitchen, bathroom, and 3 bedrooms. The property also benefits from a front driveway and rear garden. The approx. gross internal area is 607 sq. ft. (Please see floorplan for further details).

Please note, the property is currently tenanted and property will be sold with tenant in situ. Current rental value is £900 PCM. The photographs, virtual tour and floor plan have been provided in order to display its current condition and future potential. The property is sold as seen.

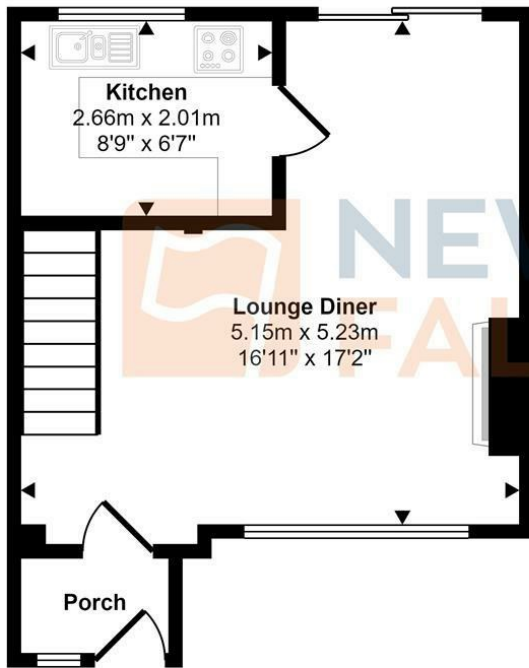
#### Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

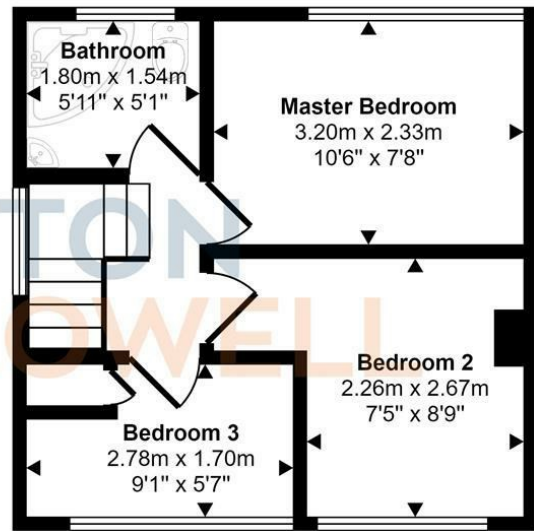
#### Draft Details

PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Approx Gross Internal Area  
56 sq m / 607 sq ft



Ground Floor  
Approx 29 sq m / 314 sq ft

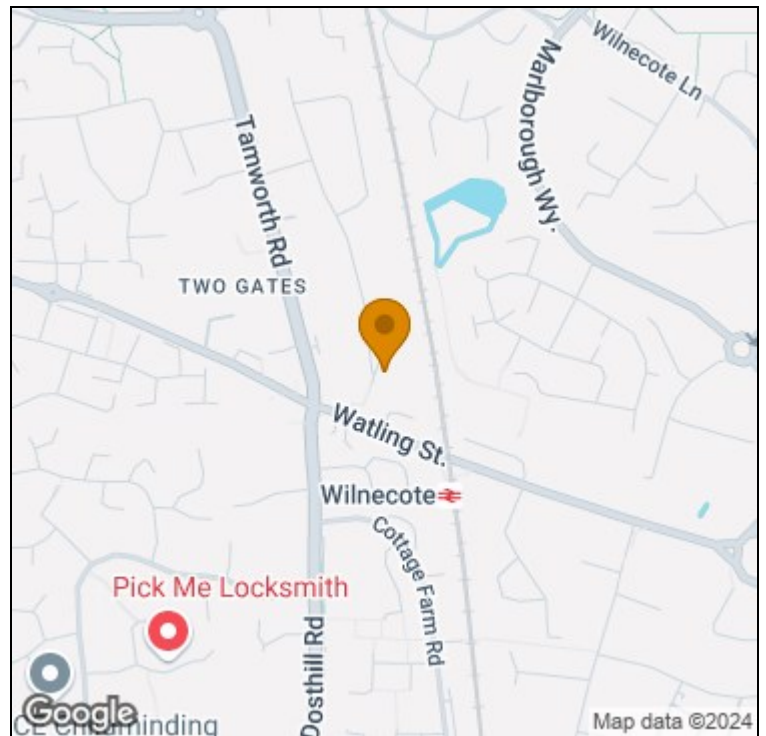


First Floor  
Approx 27 sq m / 293 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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