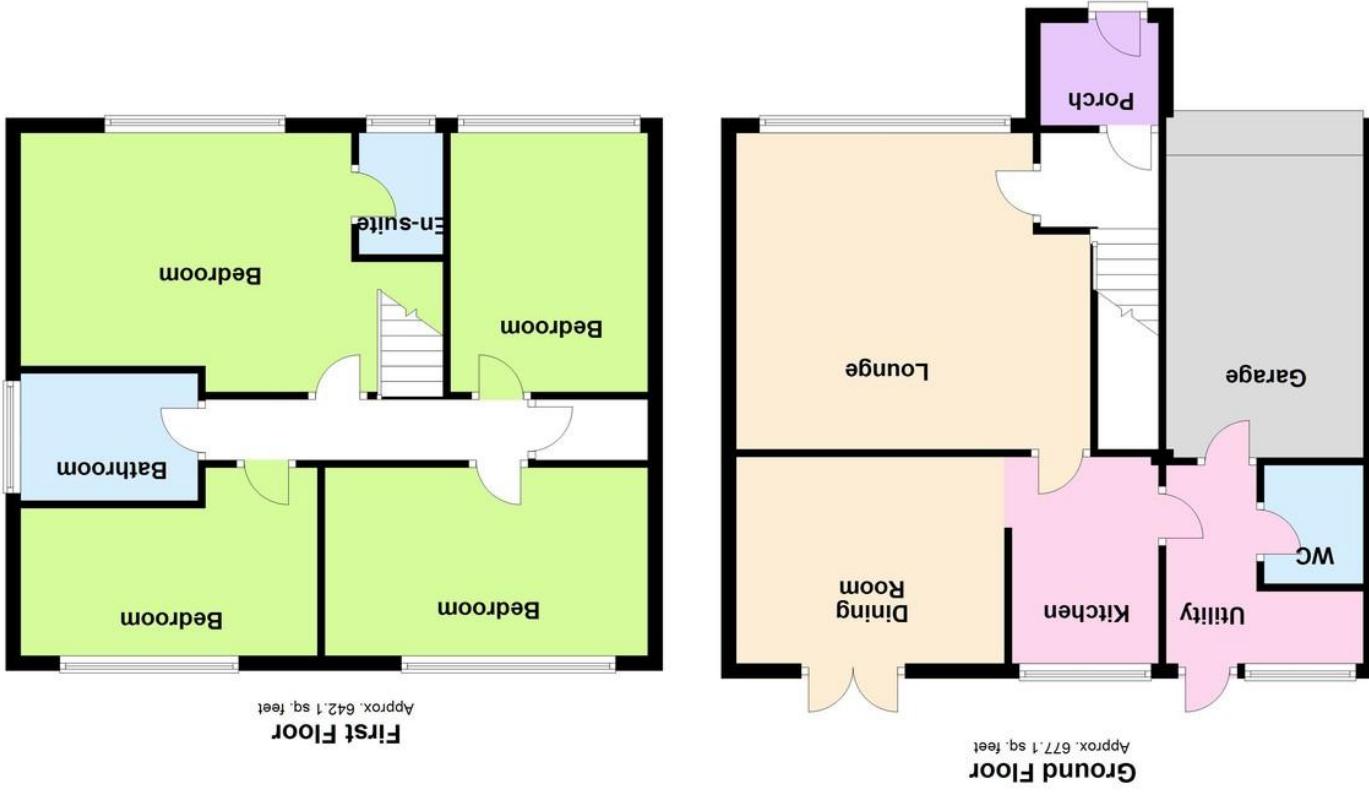
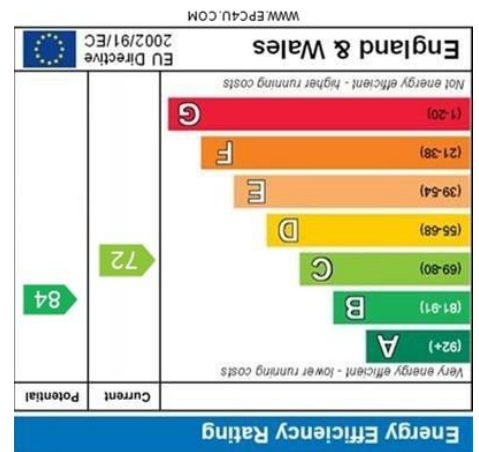


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Total area: approx. 1319.1 sq. feet



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)



- NO UPWARD CHAIN
- DRIVEWAY
- GARAGE
- LOUNGE
- DINING ROOM
- KITCHEN

Avill, Hockley, Tamworth, B77 5QF

Auction Guide Price  
 £270,000





## Property Description

For sale by Modern Method of Auction: Starting Bid Price £270,000 plus Reservation Fee.

A four bedroom home which is a fantastic project. The property has had work started that would need to be completed by any intending purchaser but offers excellent potential.

No onward chain

**ENTRANCE PORCH** Va double glazed entrance door, having double glazed windows, tiled flooring and radiator.

**HALLWAY** Having feature vertical radiator with fitted mirror, coving surround to ceiling and stairs off to first floor.

**LOUNGE** 16' 4" x 12' 8" max (4.98m x 3.86m) Having double glazed bow window, radiator, coving surround to the ceiling and wall light points.

**DINING ROOM** 10' 10" x 7' 5" (3.3m x 2.26m) Having double glazed double doors to garden, radiator, coving surround to ceiling and archway through to:

**KITCHEN** 8' 3" x 10' 10" (2.51m x 3.3m) Having double glazed window, tiled flooring, radiator, coving surround to the ceiling, work surfaces, ceramic tiled splashback, one and a half sink and drainer with mixer tap over, range of base cupboards and drawers, space for dish washer, space for stand up fridge freezer, low level oven, five ring gas hob, splash back and extractor above, range of wall cupboards with under cabinet lighting, pelmet over window with down lights and under stairs storage cupboard.

**UTILITY ROOM** 10' 9" max 6' 5" min x 7' 1" (3.28m x 2.16m) Having a continuation of tiled flooring, radiator, coving surround to ceiling, work surface with bowl sink inset, base and wall cabinet, space and plumbing for washing machine, space for appliance, ceiling down lighters, connecting door to garage and double glazed window and door to rear garden.

**DOWNSTAIRS WC** Having a continuation of tiled flooring, double glazed window, WC, corner wash basin, radiator, ceramic tiling and coving surround to ceiling.

**FIRST FLOOR LANDING** Having coving, loft access and fitted airing cupboard. There is also a section of landing area which requires further work and includes a double glazed window.

**FAMILY BATHROOM** Having double glazed window, laminate flooring, ceramic tiling, wall mounted towel rail, bath with shower over and glass shower screen, WC and wash basin set in to vanity cupboard and coving surround to ceiling.

**MASTER BEDROOM** 10' 6" x 15' 4" max (3.21m x 4.69m) Having double glazed window, radiator, coving surround to ceiling, recess wardrobe space and door through to:

**EN SUITE SHOWER ROOM** Having double glazed window, tiled flooring, wall mounted towel rail, coving surround to ceiling, ceiling down lighters, WC, wash basin set over vanity cupboard, shaver socket, fitted wall cupboard with mirror, ceramic tiling and shower cubicle.

**BEDROOM TWO** 15' 8" x 8' 9" (4.78m x 2.67m) Having two double glazed windows and radiator. This room requires finishing work to be carried out by any intending purchaser.

**BEDROOM THREE** 13' 2" x 7' 11" (4.01m x 2.41m) Having a double glazed window and radiator. This room requires finishing work to be carried out by any intending purchaser.

**BEDROOM FOUR** 9' 3" max 8' 11" min x 7' 11" (2.82m x 2.41m) Having double glazed window and radiator.

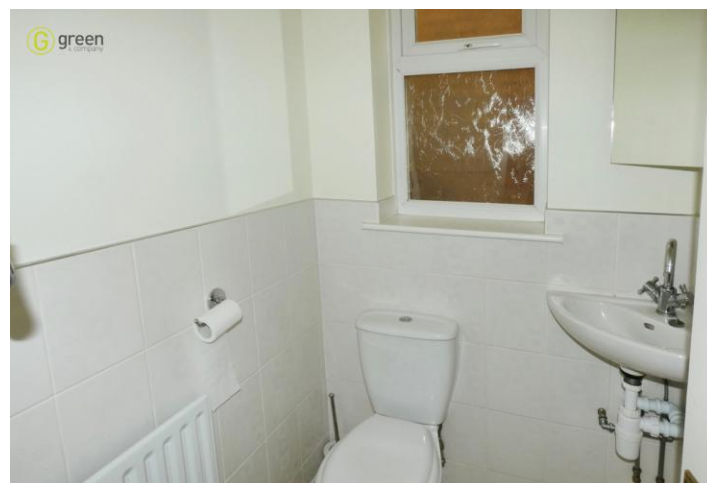
**OUTSIDE** To the front of the property is a block paved driveway, lawn, and side gated access to the rear garden.

**GARAGE** 18' 3" x 8' 3" (5.56m x 2.51m) Having up and over door, power and housing boiler. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.



Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.  
 Broadband Type = Superfast Highest available download speed 27.9 Mbps. Highest available upload speed 4.3 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and discloses any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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

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.