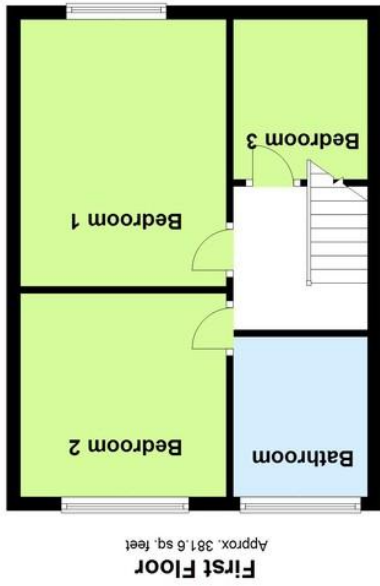
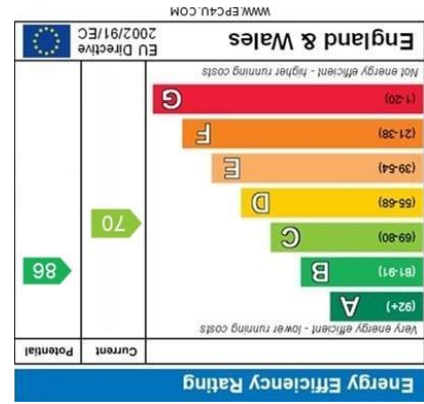


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 955.8 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
- THREE BEDROOMS
- DETACHED
- PRIME DOSTHILL LOCATION
- PRIVATE REAR GARDEN
- SPACIOUS LOUNGE

Grayling, Dosthill, Tamworth, B77 1NR

Auction Guide Price
 £250,000



Property Description

A three bedroom detached being sold via modern method of auction.

Approach via double driveway with lawned fore-garden.

ENCLOSED PORCH Further door into:-

HALLWAY Stairs, central heating radiator.

LOUNGE 12' 8" x 11' 9" (3.86m x 3.58m) With double glazed window to front, electric feature fireplace, central heating radiator, opens out to:-

DINING AREA 7' 2" x 8' 2" (2.18m x 2.49m) Double glazed sliding doors to the garden and central heating radiator.

KITCHEN 7' 3" x 10' 8" (2.21m x 3.25m) Wall and base units, space for cooker, sink with mixer tap, tiled walls, laminate flooring, double glazed door leading to the side, two under stairs storage cupboards and central heating radiator.

GARAGE 8' x 19' 9" (2.44m x 6.02m) With up and over door, power and lighting, plumbing for washing machine and central heating boiler.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



FIRST FLOOR

BEDROOM ONE 8' 7" x 11' 2" (2.62m x 3.4m) With double glazed window to rear, central heating radiator, with wardrobe.

BEDROOM TWO 10' 5" x 7' 10" (3.18m x 2.39m) Central heating radiator, double glazed window to front.

BEDROOM THREE 6' 9" x 7' 7" (2.06m x 2.31m) With double glazed window to front and central heating radiator.

BATHROOM Having bath, low level wc, laminate flooring, double glazed window to rear, pedestal wash hand basin.



REAR GARDEN Having green-house, paved patio, side gate, lawned area, shrub and plant borders.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, Openreach

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

