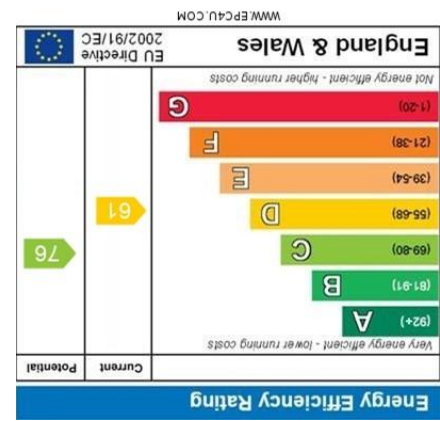


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1504.3 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
- LOVELY VIEWS
- PRIVATE CUL DE SAC LOCATION
- FOUR DOUBLE BEDROOMS
- LOUNGE DINER

Crestwood, Amington, Tamworth, B77 3AD

Auction Guide Price
 £280,000



Property Description

BEING SOLD VIA MODERN METHOD OF AUCTION

Approach via driveway

Having an opaque double glazed entrance door, double paneled radiator, decorative wooden panelling to half height, door to the garage and glazed door to the inner hallway.

INNER HALLWAY/TV/FAMES ROOM/OFFICE Recessed ceiling downlighters, tiled floor, stairs leading off to the first floor landing, TV sockets and 13 amp sockets, door to a useful storage cupboard and further doors leading off to:-

GUEST WC 4' 6" x 2' 8" (1.37m x 0.81m) Opaque double glazed window to side aspect, chrome towel radiator, low level WC, wash basin, tiling to half height, recessed ceiling downlighters and extractor fan.

KITCHEN 11' 8" x 11' (3.56m x 3.35m) Double glazed window to front aspect, tiled floor, single paneled radiator, opaque double glazed side entrance door, fitted base and eye level units, cornice surround, tall larder style unit that also houses the wall mounted central heating boiler, roll edge work surfaces, stainless steel sink, free standing gas cooker, space and point for a gas cooker, built in low level fridge and freezer, integrated dishwasher and tiling to splash back areas.

DINING AREA 9' x 7' 7" (2.74m x 2.31m) Laminated wooden effect flooring, double paneled radiator, double glazed window to side aspect and arched opening to the lounge.

LOUNGE 19' 4" x 11' 4" (5.89m x 3.45m) Double glazed window to rear aspect, laminated wooden effect flooring, two double paneled radiators and double glazed door leading out to the rear garden.

FIRST FLOOR LANDING Feature glass block window to side aspect, access to the roof storage space, door to the airing cupboard and further doors leading off to:-

BEDROOM ONE 11' 1" x 11' 10" (3.38m x 3.61m) Double glazed window to front aspect, double paneled radiator and two fitted double wardrobes.

BEDROOM TWO 11' 7" x 10' (3.53m x 3.05m) Double glazed window to rear aspect, single paneled radiator, fitted wardrobe with sliding mirrored doors.

BEDROOM THREE 9' 3" x 9' 5" min (2.82m x 2.87m) Double glazed window to rear aspect, laminated wooden effect flooring and double glazed window to rear aspect.

BEDROOM FOUR 9' 9" x 8' 2" (2.97m x 2.49m) Double glazed window to front aspect and single paneled radiator.

BATHROOM 8' 5" x 6' 3" min (2.57m x 1.91m) Opaque double glazed window to side aspect, double paneled radiator, low level WC, pedestal wash hand basin, p-shaped bath with an electric shower over, shower screen and tiling to splash back areas.

OUTSIDE The front garden is mainly laid to lawn with a driveway providing off road parking with access to the garage. The rear garden is of a good size being mainly laid to lawn with a full width patio area and useful timber built storage shed having power and concrete floor.

GARAGE 8' 5" x 18' 8" min (2.57m x 5.69m) Having red cedarwood hinged doors with stays, having a raised roof to allow VW van, side window, water tap, washing machine plumbing, power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE The vendor has confirmed the property has cavity wall insulation.

Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 23 Mbps. Highest available upload speed 2 Mbps.

Networks in your area - 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 declares 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

This property is for sale by Green & Company Ltd powered by iamsoild 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, iamsoild 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 iamsoild 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 combined 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 iamsoild.

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.