

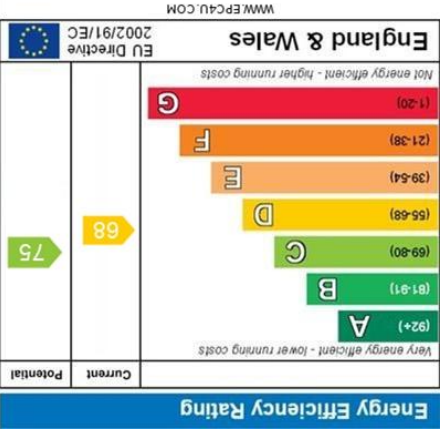
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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

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)



- FOR SALE VIA MODERN METHOD OF AUCTION
- THREE BEDROOM DETACHED
- CASH BUYERS ONLY 41 YEAR LEASE
- SEPARATE STUDY
- KITCHEN DINER



Mercia Close, Coton Green, Tamworth, B79 8LZ

Auction Guide Price  
£230,000





## Property Description

A three bedroom detached with block paved driveway and gravelled fore-garden with shrub and plant borders.

Front door into:-

SPACIOUS HALLWAY Further door into:-

LOUNGE 22' 8" x 10' 9" (6.91m x 3.28m) With double glazed bay window to front, feature fireplace, central heating radiator, double doors to the garden.

KITCHEN DINER 16' 5" x 11' 9" (5m x 3.58m) Having double glazed window to rear, base units, work surfaces, hob, oven and dishwasher, sliding doors leading to a utility area.

UTILITY AREA 9' 11" x 3' 10" (3.02m x 1.17m) Door leading to garden and door leading into:-

STUDY 6' 4" x 7' 7" (1.93m x 2.31m) This was originally the back of the garage.

GARAGE 9' 3" x 7' 10" (2.82m x 2.39m) With up and over door, power and lighting.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having double glazed window to side.

BATHROOM 5' 8" x 8' (1.73m x 2.44m) With low level wc, wash hand basin, panelled bath with shower over and tiled walls, double glazed window to rear.

BEDROOM TWO 9' 9" x 9' 5" (2.97m x 2.87m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 12' 6" x 9' 5" (3.81m x 2.87m) With double glazed window to front and central heating radiator.

BEDROOM THREE 8' 8" 2" x 7' 10" (2.49m x 2.39m) With double glazed window to front and central heating radiator.

REAR GARDEN Having decked patio area, garden shed, lawned area and shrub and plant borders.

Council Tax Band C - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2 and Vodafone - Good in-home and outdoor

Three - Good (outdoor only)

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 107 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 leasehold with approximately 41 years remaining. The Ground Rent is currently running at £40 per annum and is reviewed (to be confirmed). 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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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 iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.