



Whateley Lane, Whateley Tamworth

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Property Description

Whateley is easily accessed via Hockley Road or Trinity Road with excellent access to the A5 and M42. Though easily reached, the location feels semi rural and is one of Tamworths best kept secrets.

The property begins with a spacious driveway providing ample off road parking for several vehicles. The landscaped garden sits between the front of the home and an open field opposite, often frequented by cows. The spectacular views will make you feel much further from civilisation than you actually are!

This charming cottage comprises of a spacious kitchen and separate breakfast area along with a large open living space and separate home office. The property was once two separate homes and this is evidenced by each bedroom having its own staircase and bathroom. The views from the upstairs windows are particularly charming but take nothing away from the myriad of original features found throughout the home.

The garden has been carefully designed to create several spaces to relax in, included covered, shady areas for the hottest of days along with an open lawn running along the boundary line which makes the perfect spot to set up the deck chairs. A charming garden office and further outbuilding are present here- the latter of which offering power and plumbing.

Have a virtual visit inside via our matteport tour or call today for more information and to see inside.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00

including VAT. This fee is paid in addition to 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Central heating radiator, stairs to first floor accommodation, vaulted ceiling, storage cupboard and doors off to:

Lounge

17' 1" max to bay x 16' 3" max plus fireplace (5.21m max to bay x 4.95m max plus fireplace) Irregular shaped room. Double glazed windows to front and rear elevations, central heating radiator and solid fuel burner.



W.C

Window to side elevation, W.C and wash hand basin.

Dining Room

12' 4" max to bay x 12' 5" (3.76m max to bay x 3.78m)

Double glazed windows to side and rear elevations, double glazed patio doors to rear elevation and central heating radiator.

Kitchen

.16' 4" max into door recess x 18' 10" max (4.98m max into door recess x 5.74m max)

Two double glazed windows to rear elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central island, electric hob and oven and electric grill.

Utility Room

5' 7" x 7' 4" (1.70m x 2.24m)

Double glazed windows to front and side elevations and space and connections for washing machine.

Landing

Double glazed window to rear elevation and central heating radiator.

Bedroom One

16' 3" max to door recess x 15' 9" max restricted head height (4.95m max to door recess x 4.80m max restricted head height)

Double glazed windows to front and rear elevations and built in storage cupboard.

En-Suite

Two double glazed windows to side elevation, double glazed window to front elevation, jacuzzi bath, walk in shower, W.C, wash hand basin and central heating radiator.

Bedroom Two

9' 4" plus door recess x 15' 8" reduced head height (2.84m plus door recess x 4.78m reduced head height)

Double glazed windows to front and rear elevations and fitted storage cupboards.

En-Suite

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin and central heating radiator.

Garden Room

16' 2" x 16' (4.93m x 4.88m)

Two double glazed windows to rear elevation, two double glazed windows to side elevation, feature fireplace, dormer window and separate W.C.

Storage Area

Wall and base units with sink and drainer unit.

Summer House

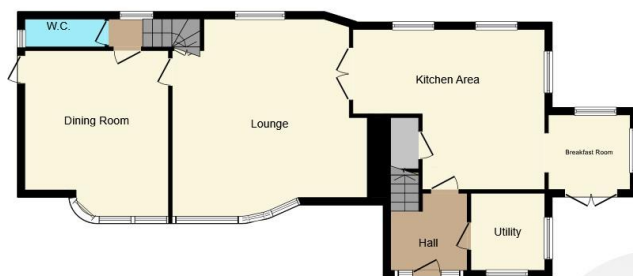
12' 5" max x 8' 7" max (3.78m max x 2.62m max)

Double glazed window to side elevation and electric fireplace.

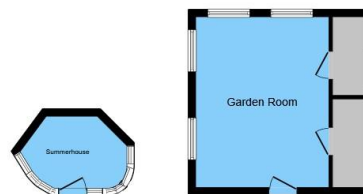








Ground Floor



Outbuilding

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First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

Tenure: Freehold

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