



Westfields, Birchmoor Tamworth







## Property Description

We are pleased to offer for sale this three bedroom semi detached home set in a cul-de-sac location and being offered with no onward chain. Comprising of, hallway, lounge, dining kitchen, conservatory, first floor land with three bedrooms and a family bathroom. Outside there is a driveway to the front and garden to the rear.

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Laminate flooring, central heating radiator and stairs to first floor accommodation.

## Lounge

12' 2" max x 12' 4" ( 3.71m max x 3.76m )  
Double glazed window to front elevation, central heating radiator, laminate flooring, under stairs storage fire place and door into:

## Kitchen/ Diner

15' 6" x 8' 8" ( 4.72m x 2.64m )  
A range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, central heating radiator, tiled flooring, tiling to splash prone areas, space and plumbing for washing machine.

## Conservatory

12' x 10' 7" ( 3.66m x 3.23m )  
Double glazed windows and double doors to rear elevation and central heating radiator.

## Landing

Double glazed window to side elevation, loft access via hatch and all doors off to:

## Bedroom One

11' 2" into recess x 8' 8" ( 3.40m into recess x 2.64m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

10' x 6' 2" not into recess ( 3.05m x 1.88m not into recess )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

9' into recess x 7' ( 2.74m into recess x 2.13m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, paneled bath with shower over, wash hand basin, W.C, tiling to splash prone areas and central heating radiator.

## Front Garden

Block paved driveway providing off road parking and laid to lawn.

## Rear Garden

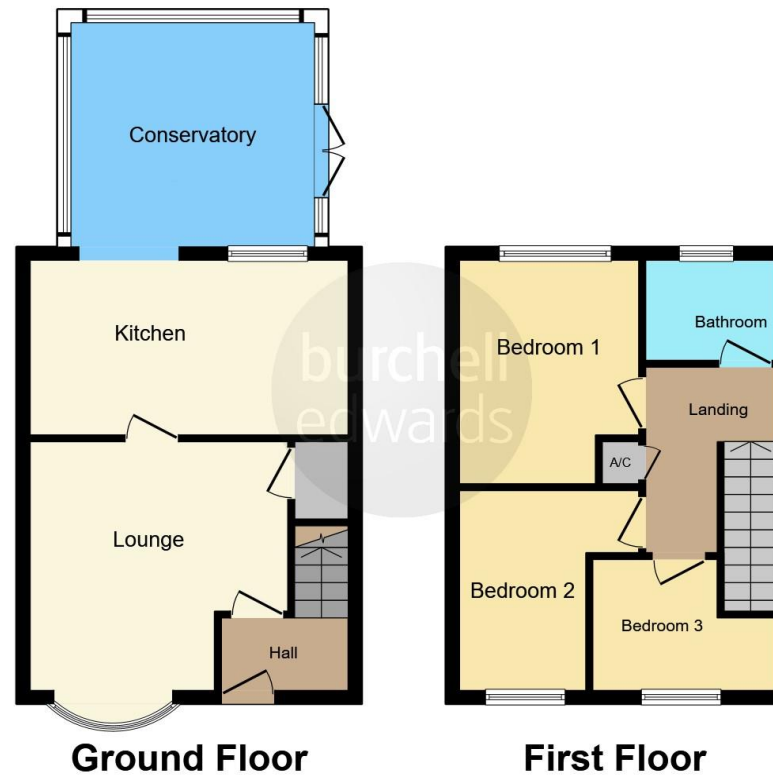
Decked seating area.











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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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