



Beech Road, Tamworth







## Property Description

We are pleased to offer for sale this three bedroom semi detached home set in a popular location on the north side of Tamworth and being offered for sale with no onward chain. The property comprises of, porch, reception hallway, lounge/dining room, kitchen, first floor landing with three bedrooms and a family bathroom. Outside there is a driveway to the front with garden to the rear having side gated access.

## 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.

## Approach

Driveway leading to front door.

## Porch

Obscure double glazed door to front elevation with windows to front and side elevations and a further hardwood door into:

## Reception Hallway

Stairs rising to first floor landing, a central heating radiator, ceiling light point and doors to:

## Lounge/ Dining Room

20' 10" x 11' 5" into recess ( 6.35m x 3.48m into recess )

Double glazed window to both front and rear elevations, two central heating radiators, five wall light points, laminate wood effect flooring and a door to the kitchen.

## Kitchen

13' 1" max x 10' 5" max ( 3.99m max x 3.17m max )  
Fitted to comprise of a range of wall and base units with work surfaces over, splash back tiling to walls, stainless steel sink and drainer with mixer tap, gas cooker point, plumbing for a washing machine, ceiling light point, double glazed windows to side elevation, double glazed door to rear elevation and an under stairs storage cupboard housing a gas central heating combi boiler.

## Landing

Double glazed window to side elevation, a ceiling light point and doors to:

## Bedroom One

12' 5" into recess x 11' 8" plus door recess ( 3.78m into recess x 3.56m plus door recess )

Double glazed window to side elevation, a ceiling light point and doors to:

## Bedroom Two

12' 8" x 10' into storage cupboard ( 3.86m x 3.05m into storage cupboard )

Double glazed window to side elevation, a ceiling light point and doors to:

## Bedroom Three

9' 7" max x 7' 7" max ( 2.92m max x 2.31m max )

Double glazed window to side elevation, a ceiling light point and doors to:

## Family Bathroom

Comprising of panel bath with shower over, pedestal wash hand basin, low level flush WC, part tiling to walls, obscure double glazed window to rear elevation and a central heating radiator.

## Rear

Fencing, patio area, lawned area with shrubs and borders, side gated access and a shed.

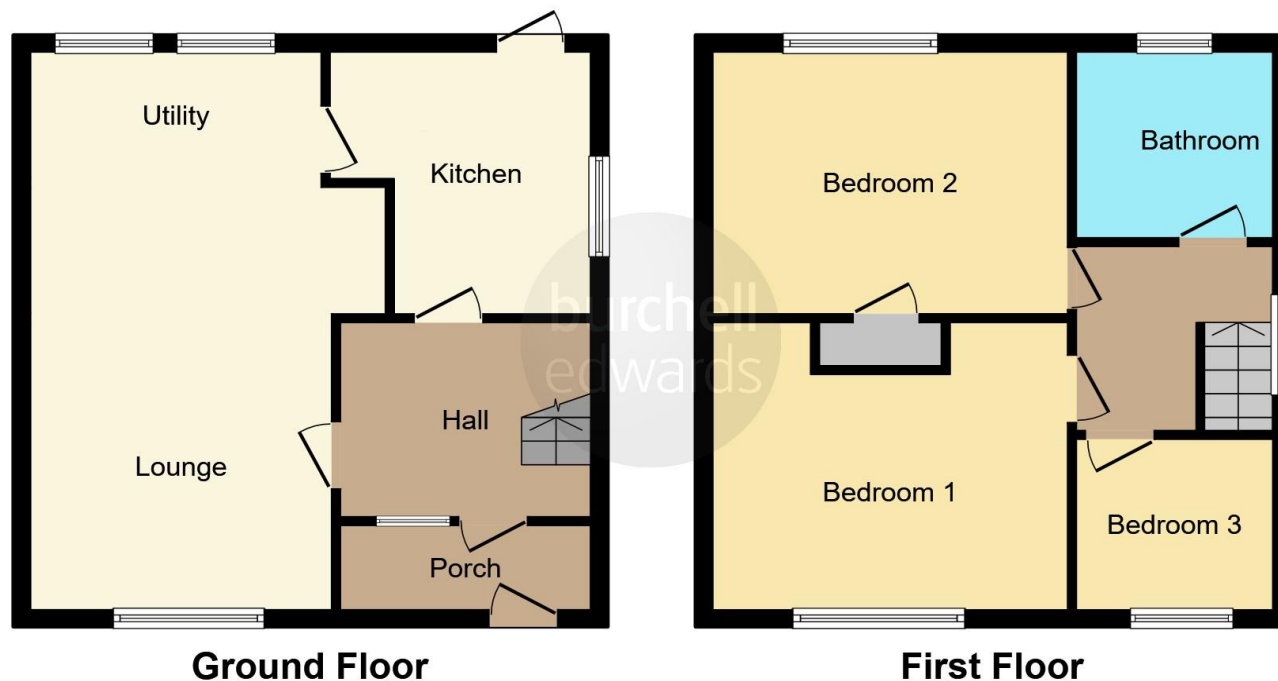












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

**Tenure: Freehold**

**view this property online** [burchelledwards.co.uk/Property/TAM206833](http://burchelledwards.co.uk/Property/TAM206833)



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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