



Orchard Close, Dosthill, Tamworth

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Property Description

This home on Orchard Close sits on a charming cul de sac off the main crescent. The property has a well tended mature front garden and driveway with a garage set to the rear that has access into to the garden.

The home offers two reception spaces on the ground floor along with three bedrooms and a modern shower room upstairs. Theres lots on offer here so call us today for more information and to see inside!

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

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.

Front

Front garden and driveway.

Entrance Hall

Stairs to the first floor and doors to the lounge, dining room and kitchen.

Lounge

Double glazed window to the front.

Dining Room

Double glazed window to the front.

Kitchen

Double glazed window to the rear, wall and base units with work surfaces over, space for appliances and door to the rear lobby and store.

Bedroom One

Double glazed window to the front.

Bedroom Two

Double glazed window to the rear.

Bedroom Three

Double glazed window to the front.

Shower Room

Double glazed window to the rear, wash hand basin, low level W.C. and walk in shower.

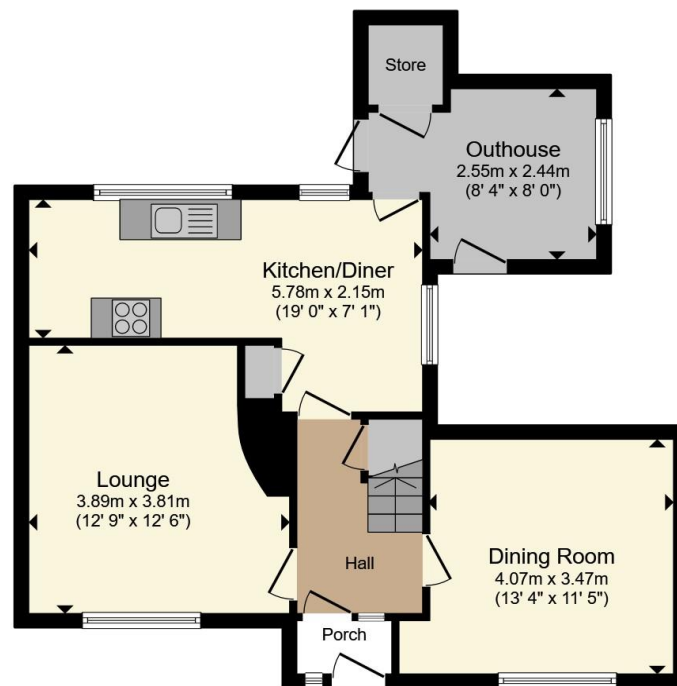
Rear Garden

Mainly laid to lawn with fenced boundaries and door to garage.

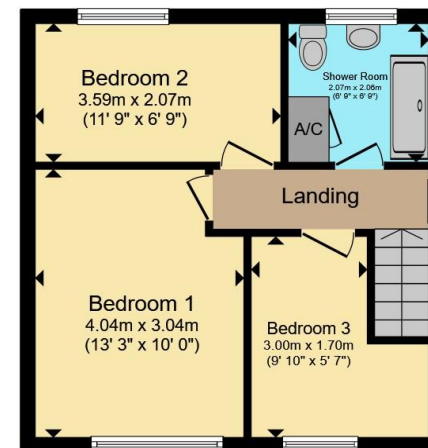








Ground Floor



First Floor

Total floor area 92.9 m² (1,000 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: D Council Tax
 Band: C

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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