



**Parkfield House, Watling Street, Two Gates, Tamworth,
B77 1HW
Auction Guide - £500,000**

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Bedrooms: 5 | Bathrooms: 2 | Receptions: 2
EPC Rating: E
Council Tax Band: F

Please Quote Ref, JK1493

Welcome to Parkfield House, an impressive detached residence offered for sale with no upward chain via Modern Auction. Set back from Watling Street in the sought-after area of Two Gates, Tamworth, this substantial home occupies a generous plot and offers exceptional space, character, and versatility.

Accessed via a private gated entrance, the property is approached by a sweeping paved driveway, creating an immediate sense of privacy and prestige. The wrap-around driveway and well-maintained front gardens provide ample parking for multiple vehicles while enhancing the home's striking first impression.

Internally, the accommodation begins with a welcoming entrance hallway, giving access to two spacious reception rooms, a useful storage cupboard, stairs to the first floor, and a staircase leading to the cellar. The principal living room is particularly generous in size, featuring four windows that flood the space with natural light, making it ideal for both relaxing and entertaining. A separate dining room sits adjacent to the kitchen/breakfast room, which exudes a charming cottage-style character in keeping with the property's heritage.

The kitchen area leads to a separate utility room with external access, along with a ground floor W.C. and additional storage. The ground floor is further complemented by a large double garage, conveniently accessed via the driveway and rear garden.

Upstairs, a spacious landing leads to five well-proportioned bedrooms, all benefiting from high ceilings and excellent natural light, offering flexible accommodation. The family bathroom is fitted with a bath, walk-in shower, twin wash hand basins, bidet, and W.C., in addition to a separate shower room.

Externally, the property continues to impress with a private side garden featuring a generous patio area and an extensive lawn. Beyond this lies a delightful and secluded 'secret garden,' adding further charm and appeal to this already exceptional home.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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Auction Details:

This Property is Being sold by EXP **Modern Auction**.

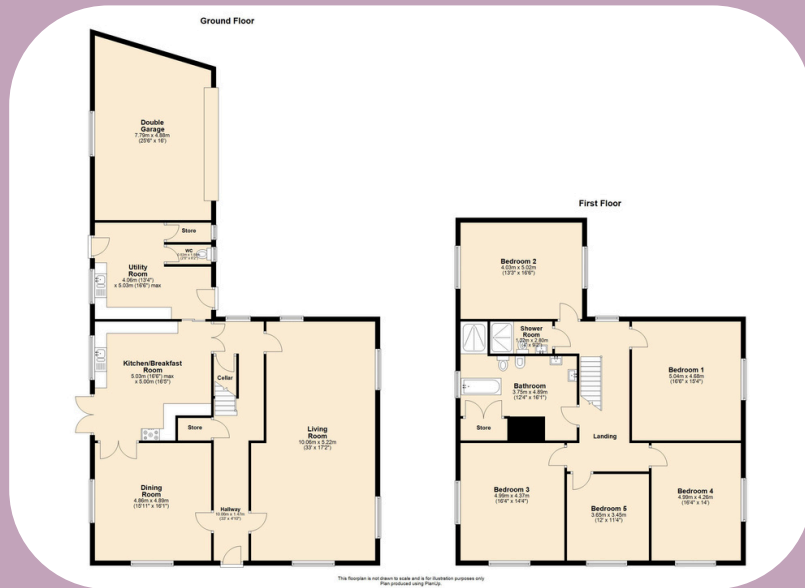
Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact EXP UK to view these documents.

When an offer is accepted, the buyer will be required to pay a **non-refundable Reservation Fee of £9,395 including VAT** (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the EXP UK Team.













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