



St. Leonards View, Dordon, Tamworth

burchell
edwards



Property Description

This spacious semi detached home offers two reception rooms and three bedrooms. The property has a large lounge to the rear along with a convenient lean-to leading to the rear garden.

The home requires renovating and is priced keenly, offering an excellent opportunity to buy on this popular road for a great price! Call us 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 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.

Kitchen

Window to the front, a range of wall and base units with work surfaces over, sink and drainer unit and space for appliances.

Home Office

Window to the front and radiator.

Lounge

Window to the rear, radiator and door to lean-to.

Lean-To

Glazed lean-to with doors opening on to the rear garden.

Bedroom One

Window to the front and radiator.

Bedroom Two

Window to the front and radiator.

Bedroom Three

Window to the rear and radiator.

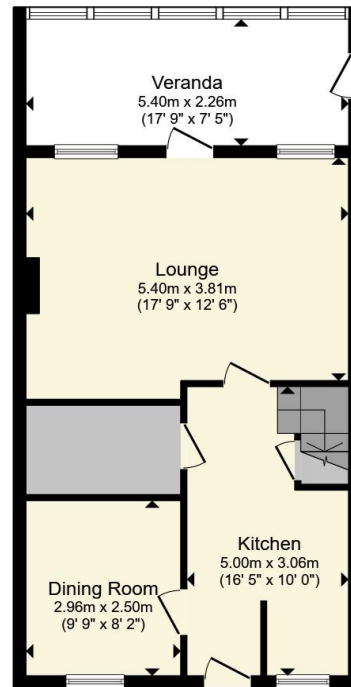
Bathroom

Low level W.C, wash hand basin, window to the rear and shower cubicle.

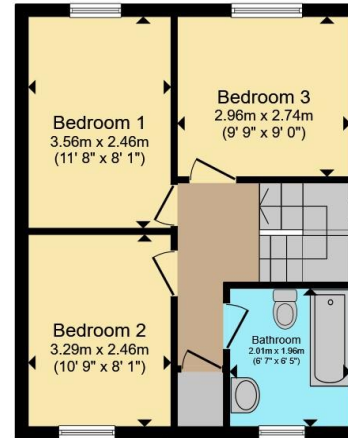








Ground Floor



First Floor

Total floor area 85.6 m² (921 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

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1 Bolebridge Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM207665



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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Property Ref: TAM207665 - 0003