



Ealingham

Wilnecote, Tamworth, B77 4DG

Starting Bid £70,000

# Property Features

- Ground floor apartment
- One double bedroom
- Living room to the front of the property
- Convenient storage room/cloakroom just off the hallway
- Convenient kitchen
- Three-piece bathroom fitted with bath and shower
- Easy access single floor living
- Close to local amenities
- Opportunity to modernise
- Popular residential location

## Full Description

### FOR SALE BY MODERN METHOD OF AUCTION

This ground floor apartment offers great potential for buyers looking to modernise and add their own style. The property includes a lounge, fitted kitchen, double bedroom, bathroom, and useful hallway storage. Ideally located close to local amenities, transport links, and commuter routes, it would suit first-time buyers, investors, or anyone seeking a renovation project.

### THE FORE

To the front, the property enjoys a communal lawn area and pathway leading to the private entrance. The surrounding area offers parking for residents and visitors.

The apartment benefits from its ground floor position, providing easy access and added convenience for a range of purchasers, particularly those seeking accommodation without stairs.

### INTERNAL

Upon entering, the hallway provides access to all accommodation and includes useful built-in storage. The lounge is enhanced by a large front-facing window. The fitted kitchen is positioned separately and features wall and base units alongside worktop space. The bedroom is a double room with space for additional furnishings. Completing the accommodation is a bathroom fitted with a three-piece suite and overhead shower, together with an additional cloakroom/storage area adding further practicality to the home.

### LIVING ROOM

10' 1" x 14' 1" (3.07m x 4.29m)

### KITCHEN



5' 9" x 12' 3" (1.75m x 3.73m)

#### BEDROOM ONE

9' 5" x 12' (2.87m x 3.66m)

#### BATHROOM

6' 2" x 6' (1.88m x 1.83m)

#### CLOAKROOM

4' 6" x 8' 8" (1.37m x 2.64m)

#### EXTERNAL

Externally, the property benefits from communal grounds and offers easy-to-manage accommodation. It is well placed for nearby amenities, public transport links, and road networks, providing excellent access to surrounding towns and city centres.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### TENURE

We have been advised that this property is leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

#### AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

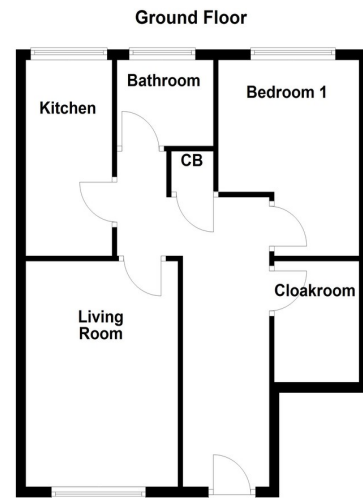
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the



purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements