



Tanhill, Wilnecote, TAMWORTH

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edwards





## Property Description

A delightful and welcoming front garden and driveway greets you as you arrive at the end of this quiet cul de sac close to the A5 / M42 junction. The home begins with an entrance hall leading to the kitchen and lounge. An inner hall has doors leading to two bedrooms, a bathroom and an airing cupboard. Bedroom two has french doors leading to the conservatory that sits in the landscaped rear garden.

The property requires renovation and has lots of potential- an internal inspection comes highly recommended to appreciate the scope of this property. 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.

## Inner Hallway

Airing cupboard.

## Lounge

Double glazed window to front elevation, central heating radiator and feature fire place.

## Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances.

## Conservatory

Double glazed windows to rear and side elevations, door to garden.

## Bedroom One

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

Double glazed French doors to conservatory and central heating radiator.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, panelled bath with electric shower over, central heating radiator and cladded walls.

## Rear Garden

Tiered garden with patio area and lawn.

## Garage

Up and over door to front elevation, power and lighting.

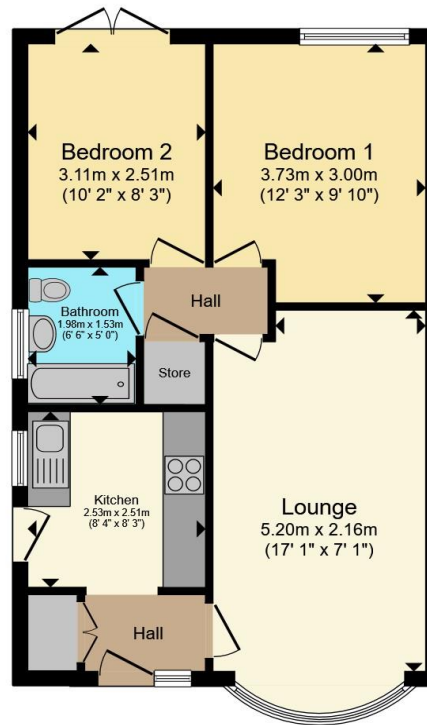












Total floor area 51.8 m<sup>2</sup> (557 sq.ft.) approx

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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/TAM207376](http://burchelledwards.co.uk/Property/TAM207376)**



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: TAM207376 - 0002