

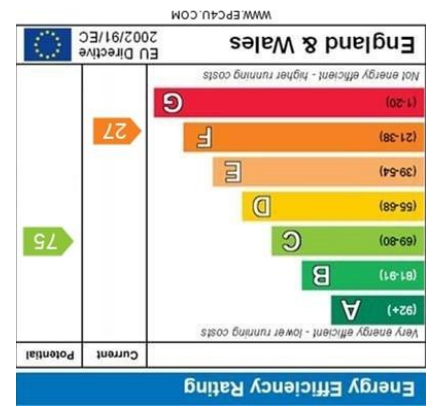
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 782.0 sq. feet



Ground Floor  
Approx. 782.0 sq. feet

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- FANTASTIC LOCATION
- TWO BEDROOMS
- SPACIOUS LOUNGE
- BATHROOM
- GARAGE
- IN NEED OF MODERNISATION

St. Georges Way, Amington, Tamworth, B77 3HQ

Guide Price £150,000

## Property Description

BEING SOLD VIA MODERN METHOD OF AUCTION

A two bedroom extended semi detached bungalow with garage and driveway in need of some modernisation, double glazed, must be viewed to be appreciated.

Approach via driveway with lawned fore-garden and access to the garage.

**GARAGE** 16' 8" x 8' 2" (5.08m x 2.49m) Having up and over door, power and lighting.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**ENCLOSED PORCH** Door into hallway.

**HALLWAY** Door leading to kitchen.

**KITCHEN** 10' 1" x 8' 5" (3.07m x 2.57m) Double glazed window to side aspect, sink with taps, wall and base units and work surfaces, door leading to:-

**DINING AREA** 8' 2" x 8' 2" (2.49m x 2.49m) With window to side and door leading to garden.

**HALLWAY** Having further doors to:-

**LOUNGE** 12' 5" x 14' 8" (3.78m x 4.47m) With double glazed window to side and double glazed bay window to front.

**BEDROOM ONE** 12' 3" x 11' 8" (3.73m x 3.56m) With double glazed window to front and fitted wardrobes.

**BEDROOM TWO** 10' 10" x 8' 11" (3.3m x 2.72m) Double glazed window to rear.

**BATHROOM** 7' 7" x 5' 11" (2.31m x 1.8m) With low level wc, bath with electric shower, double glazed window to rear.

**REAR GARDEN** Having paved patio area and lawned area, door to leading into the garage.

Council Tax Band B - Tamworth Borough Council

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.



GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements**

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.