

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

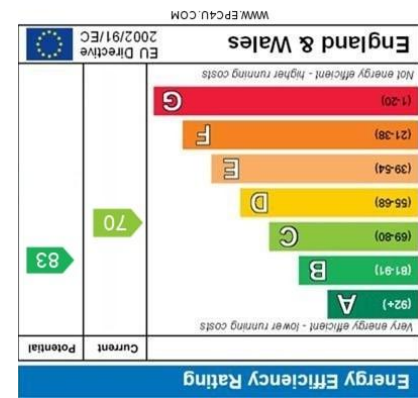
Total area: approx. 1355.4 sq. feet



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)



- FOR SALE VIA MODERN METHOD OF AUCTION
- THREE BEDROOM DETACHED
- GUEST WC
- KITCHEN DINER
- POTENTIAL TO IMPROVE THROUGHOUT

Comberford Road, Tamworth, B79 8PG

Guide Price £290,000

Property Description

THIS PROPERTY IS FOR SALE VIA THE MODERN METHOD OF AUCTION

A well presented three bedroom detached family home set in a prime location on the popular north side of Tamworth.

Driveway which is block paved.

GARAGE With up and over door.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Front door into:-

HALLWAY Having storage cupboard under the stairs.

GUEST WC Having tiled floors, low level wc, double glazed window to front and pedestal wash hand basin.

KITCHEN DINER 12' 10" x 9' 10" (3.91m x 3m) With double glazed window to front and door leading to the side, central heating radiator, wall and base units with rolled top work surfaces, sink with mixer tap, fridge and space for oven.

LOUNGE 17' 11" x 11' 11" (5.46m x 3.63m) With double glazed sliding doors and central heating radiator, open to:-

DINING ROOM 10' 1" x 10' 11" (3.07m x 3.33m) Double glazed window to rear.

SUN ROOM Fully double glazed with doors leading out to the garden.

FIRST FLOOR LANDING Having storage cupboard, central heating radiator and double glazed window to front.

BEDROOM ONE 10' 2" x 12' 2" (3.1m x 3.71m) Double glazed window to front, central heating radiator.

BEDROOM TWO 12' 4" x 12' (3.76m x 3.66m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 8' 11" x 9' 8" (2.72m x 2.95m) With double glazed window to rear and central heating radiator.

BATHROOM Having panelled bath, low level wc, pedestal wash hand basin, double glazed window to side and electric shower over bath.

REAR GARDEN Mature with shrub and plant borders, garden pond, paved patio, two side gated accesses, workshop to rear.

Council Tax Band E - 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

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

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.

