





## Auction Guide £150,000

### New Street, Dordon, Tamworth, Staffordshire, B78 1TG

**\*\* SOLD VIA AUCTION \*\* RESERVATION FEES APPLY \*\* NO UPWARD CHAIN \*\* REFURBISHED \*\***

This mid-terraced property has been refurbished throughout and is offered with no upward chain. The property has a low maintenance front garden area, enclosed entrance porch, front living room, inner hallway with storage and stairs leading off, dining room which is open plan to the newly fitted kitchen area. Utility room which is open plan from the kitchen area, a downstairs family bathroom, and a private rear garden. To the first floor there are THREE DOUBLE BEDROOMS, and a further landing/staircase area. The loft area has been converted into a room with an en-suite shower area (the owner advises there are building regulations for this, but a solicitor or the legal pack would need to confirm this) The property on offer is a move straight in kind of property as there is no work require, fittings, carpets etc are all newly fitted/installed. Energy Efficiency Rating:- D

#### AUCTION INFORMATION

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.

#### TO BOOK A VIEWING

The current vendors of this property have agreed with us to market their property on the understanding we arrange viewings for buyers who can move forward. Therefore they are already SOLD, have a sale agreed, or have a mortgage in place. To view this property we will require proof of your ability to move forward. We will be requesting you provide your Agreement in Principle from your mortgage lender, Your Estate Agents details so we can confirm you are SOLD or under offer. Alongside proof of ID so we know who we will be meeting at the property. Thank You

#### Front Garden

Low wall border to one side of the block paved front garden area. Double glazed French doors allowing access to:-

#### Entrance Porch

Enclosed entrance porch with double glazed windows either

side, tiled wood effect flooring, slate effect tiling to the walls with a decorative chrome trim. Panelling to the ceiling with a decorative chrome trim inset, Composite door with a double glazed window above allowing access to:-

#### Lounge

**11'9" (not inc bay area) x 11'2" (3.58m (not inc bay area) x 3.40m)**

Double glazed bay window to the front, radiator, storage cupboard housing the utility meter(s), and a door to the rear allowing access to:-

#### Inner Hallway

Stairs rising to the first floor landing area with a storage cupboard below. Door to the rear into:-

#### Dining Room

**11'1" x 9'4" (3.38m x 2.84m)**

Radiator, and a wood effect flooring. Open plan to:-

#### Kitchen

**10'8" x 9'10" (3.25m x 3.00m)**

Range of white high gloss effect wall mounted and floor standing base units with integral handles, formica work surfaces over incorporating a sink and drainer unit with an extendable mixer tap over. Appliances built in consist of an under unit electric oven, four burner gas hob over and an extractor above. Panelling to the ceiling with decorative chrome effect inserts, partly tiled walls with a further decorative chrome effect trim, and stone effect tiling to the floor area. Spotlights inset to the ceiling, a double glazed window to the rear, open plan with a step allowing access to:-

#### Utility Room

**10'8" (max) 9'9" (min) x 5'11" (3.25m (max) 2.97m (min) x 1.80m)**

Matching white high gloss wall and base unit with integral handles, the wall unit also houses the boiler, and a formica work surface over. Spotlights inset to the panelled ceiling with a decorative chrome trim inset, tiling to the walls, and stone effect tiling to the floor extending through from the kitchen area. Plumbing for a washing machine, radiator, double glazed window to the side and a set of double glazed French doors

also to the side allowing access to the rear garden area. Door to the rear into:-

#### Downstairs Family Bathroom

**7'3" x 5'10" (2.21m x 1.78m)**

Suite comprised of a panelled bath with decorative chrome effect trim inset,, shower screen to the side and a mixer tap shower attachment, low flush WC, and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Ladder style radiator, tiling to the walls with a decorative chrome trim and stone effect tiling to the floor area extending through from the utility room/kitchen area. Double glazed window to the side and an extractor to the wall.

#### FIRST FLOOR

##### Landing

**10'2" x 5' (3.10m x 1.52m)**

Stairs rising to the loft area. Doors to:-

##### Bedroom One

**11'11" x 11'3" (3.63m x 3.43m)**

Double glazed window to the front, and a radiator.

##### Bedroom Two

**8'10" x 8'3" (2.69m x 2.51m)**

Double glazed window to the rear, and a radiator

##### Bedroom Three

**9'10" x 6'10" (3.00m x 2.08m)**

Double glazed window to the rear, and a radiator.

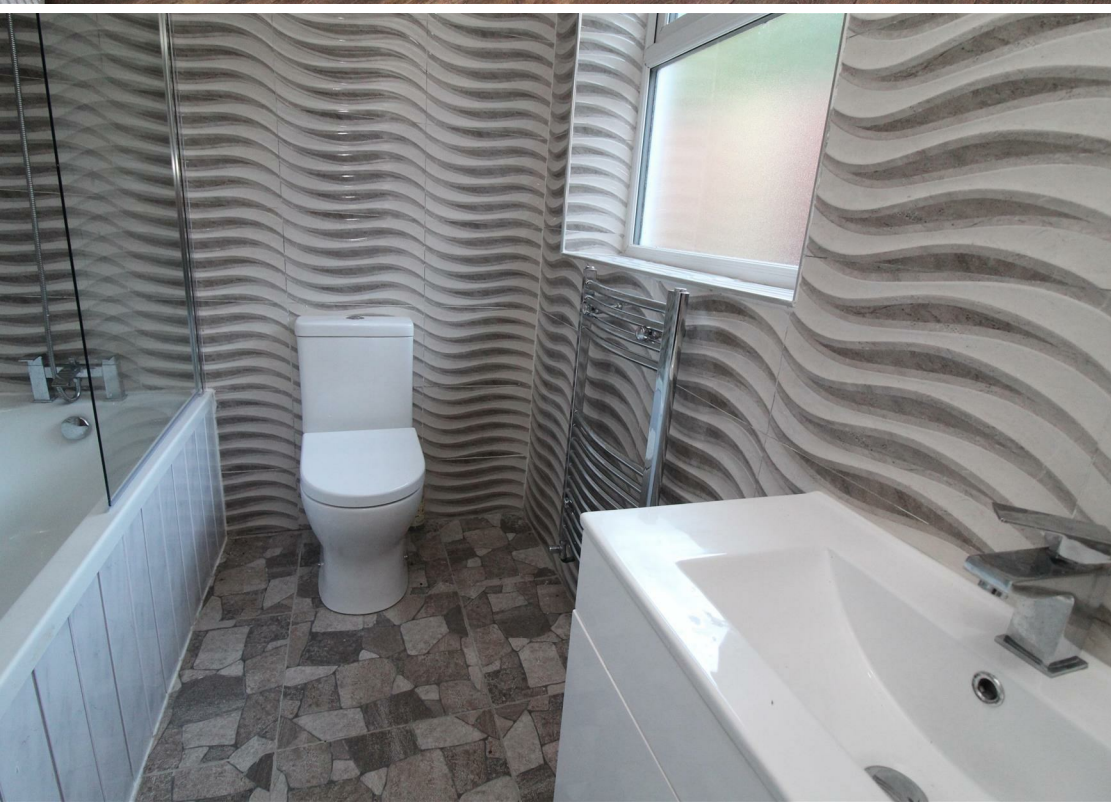
#### SECOND FLOOR

##### Loft Room (possible Fourth Bedroom)

**10'2" (max) 7'1" (min) x 9'11" (max) 6'6" (min) (3.10m (max) 2.16m (min) x 3.02m (max) 1.98m (min) )**

Double glazed Velux window to the front, and a radiator. Door to the rear into:-







**Loft Room (En-Suite Shower Room)**  
10' (max) 7'7" (min) x 7'2" (max) 4'4" (min) (3.05m (max) 2.31m (min) x 2.18m (max) 1.32m (min) )

Suite comprised of a shower enclosure with a pivot single door for access and a boiler fed shower inset. Low flush WC, and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Ladder style radiator, wood effect flooring, and panelling to the walls with a decorative chrome effect trim. Tiling to the shower walls, light to the ceiling, and an extractor fan also to the ceiling.

**OUTSIDE**

**Rear Garden**

Paved patio area extending to one side to create a paved pathway to the side of a raised garden laid mainly to lawn. Mixture of wall and fence borders, outside/security light and a timber built shed.

**FURTHER INFORMATION**

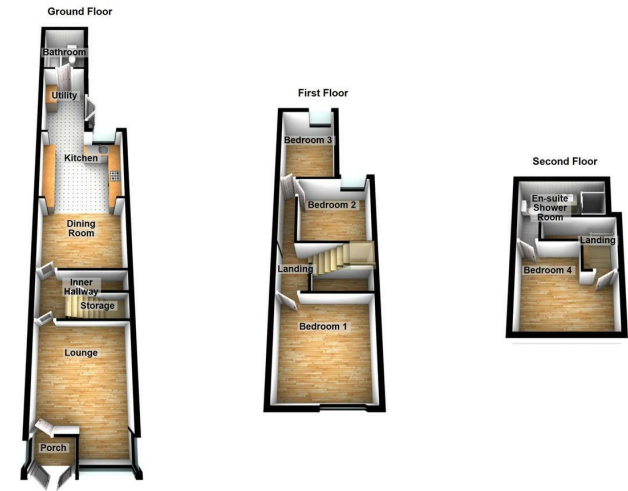
This property is being sold via Auction therefore a 4.2% Reservation Fee will need to be paid to secure the property and remove it from auction. This property has received a full refurbishment throughout  
No Upward Chain  
The current Vendor advises he has Building Regulations for the Loft Conversion - This would need to be clarified via your solicitor

**DISCLAIMER**

Accuracy of details  
The agent understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised that vendor approval may not have been obtained. If this is the case, the fixtures & fittings form provided by the solicitor should be relied upon and any queries should be raised through solicitors prior to exchange of contracts. We therefore advise all interested parties to confirm the accuracy with their solicitors.

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.  
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.  
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanIt.

