

## 42 Cross Street, Kettlebrook, Tamworth, B77 1AS

\*GUIDE PRICE: **£120,000 PLUS** (plus fees)



We are pleased to offer for sale this spacious three double bedroom three storey end of terrace house set within close proximity to Tamworth town centre. The property comprises of, living room, dining room, kitchen, small utility area, large bathroom and double bedroom to first floor, two further double bedrooms to second floor, outside there is an enclosed rear garden. The property would make an ideal investment, first time or family purchase and really **MUST** be viewed to be fully appreciated.

### Description:

**Ground Floor:** Living Room 11'11" x 11'8", Dining Room 12'0" x 11'8" Kitchen 14'7" x 6'0" Utility Area 3'11" x 2'9".

**First Floor:** Bathroom 12'0" max x 11'8" max, Bedroom One 12'0" x 11'9" max, Bedroom Two 15'2" max (8'11" min) x 11'8" max (5'3" min) Bedroom Three 12'0" x 11'7" max .

**Outside:** Rear Garden.

### Buyers Premium: Additional Fees Information

Administration Fee - £900 inc VAT, payable on exchange of contracts.  
Buyers Premium - £2,200 inc VAT, payable on exchange of contracts.

**Viewings:** By appointment through auctioneers - 0121 289 3838

**Tenure:** Freehold

**Local Authority:** Tamworth Borough Council

**Solicitors:** TBC

**Energy Performance Certificate (EPC):** Current Rating E



### Additional Fees

**Administration Charge:** £900 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.