

BILL TANDY

AND COMPANY



INDEPENDENT PROFESSIONAL ESTATE AGENTS

WATERWORKS COTTAGE, WALSALL ROAD PIPEHILL, LICHFIELD WS14 0DF

£250,000 GUIDE PRICE



***FOR SALE BY PUBLIC AUCTION IN CONJUNCTION WITH HOUGH & COMPANY
CHARTERED SURVEYORS***

- # DETACHED PROPERTY IN SEMI RURAL SETTING
- # REQUIRES COMPREHENSIVE REFURBISHMENT
- # RECEPTION HALL
- # 2 RECEPTION ROOMS
- # KITCHEN
- # 2 DOUBLE BEDROOMS
- # BATHROOM
- # LAWNED GARDENS
- # PLANNING PERMISSION FOR VEHICULAR ACCESS (PLANNING APPLICATION NO: 08/00358/FUL)

35 years - Successfully Selling Homes



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LICHFIELD

3 BORE STREET LICHFIELD
STAFFORDSHIRE WS13 6LJ
TEL: 01543 419400 FAX: 01543 416191

FOUR OAKS

5 MERE GREEN ROAD FOUR OAKS
SUTTON COLDFIELD B75 5BL
TEL: 0121 323 4848 FAX: 0121 323 2288

BURNTWOOD

16 CANNOCK ROAD BURNTWOOD
STAFFORDSHIRE WS7 0BJ
TEL: 01543 670055 FAX: 01543 670222

ASSOCIATE OFFICE: 121 PARK LANE, MAYFAIR, LONDON, W1K 7AG TEL: 0207 079 1481

WATERWORKS COTTAGE, WALSALL ROAD

FOR SALE BY PUBLIC AUCTION on Wednesday 16th June 2010

This detached family property is situated on the outskirts of the Cathedral City of Lichfield in the district of Pipehill and lies adjacent to the South Staffs Water pumping station. The property has fallen into a state of disrepair and requires comprehensive refurbishment throughout. The accommodation provides two good reception rooms and kitchen on the ground floor. The first floor has two double bedrooms and a bathroom. The property sits within a generous plot of lawned gardens with country views to front and rear. Planning permission has been granted for vehicular access to provide off road parking (Planning Application No: 08/00358/FUL).

Pipehill lies approximately three miles from Lichfield's City centre and close to the Muckley Corner junction. Lichfield provides a broad choice of facilities including an excellent range of shops, pubs, restaurants and other amenities. Commuters will appreciate the convenience of the location as the excellent road network including the M6 Toll road, A5 and A38 are all within easy driving distance providing for ease of journey to many Midland commercial centres.

RECEPTION HALL with tiled flooring and stairs leading off with large understairs store cupboard.

RECEPTION ROOM ONE 13' x 13' (3.96m x 3.96m) with window to front.

RECEPTION ROOM TWO 12' x 12' (3.66m x 3.66m) with windows to front and side.

KITCHEN 13' x 8' 1" (3.96m x 2.46m) with window to side and door to rear.

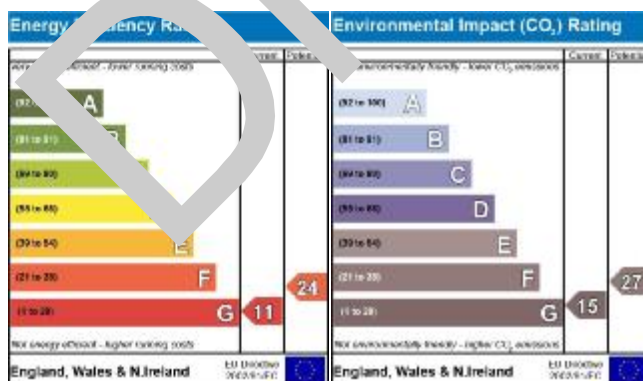
FIRST FLOOR LANDING being approached by a staircase and having window to front.

BEDROOM ONE 12' 10" x 12' 10" (3.91m x 3.91m) with window to front.

BEDROOM TWO 11' 10" x 11' 5" (3.61m x 3.48m) with window to side.

BATHROOM 13' x 7' 10" (3.96m x 2.39m) with window to rear.

OUTSIDE We understand planning permission has been granted for the creation of vehicular access off the Walsall Road, (Planning Application No: 08/00358/FUL dated 29 May 2008). There are generous lawned gardens to front, rear and side of the property backing onto a woodland at the rear.



GENERAL INFORMATION

TENURE: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

CONDITION OF THE PROPERTY: GIVEN THE CONSIDERABLE REQUIREMENT FOR REFURBISHING, IT SHOULD BE NOTED THAT ALL VIEWERS OF THE PROPERTY MUST TAKE EXTRA CARE WHEN ENTERING THE PROPERTY, AND WE WOULD RESPECTFULLY SUGGEST IT IS INAPPROPRIATE FOR CHILDREN TO ATTEND A VIEWING.

AUCTION VENUE: The Lichfield Auction Centre, (Richard Winterton) Wood End Lane, Fradley, Staffordshire WS13 8NF.

DATE OF AUCTION: Wednesday 16th June 2010 at 2.00pm.

AUCTIONEERS: Hough & Co Chartered Surveyors, 22 Market Street, Lichfield, Staffordshire WS13 6LH. Telephone 01543 414126.

(Ref: Gareth Holland - Direct Line 01543 257092).

VENDORS SOLICITOR: Enoch Evans Solicitors, St Paul's Chambers, 6-9 Hatherton Street, Walsall, West Midlands WS1 1XS tel: 01922 720333.

LOCAL AUTHORITY: Lichfield District Council, District Council House, Frog Lane, Lichfield WS13 6YY tel: 01543 308999.

CONDITIONS OF SALE: The sale is subject to the Conditions of Sale which will NOT be read out on the day of the sale but may be inspected at the offices of the joint agents/auctioneers or the solicitors concerned on the five working days prior to the auction. All purchasers will be deemed to have knowledge of such conditions and the terms thereof and therefore will be deemed to bid on those terms whether they have inspected the conditions or not.

COMPLETION/MONEY LAUNDERING REGULATIONS: The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the gavel. Purchasers should note that proof of identification must be provided to comply with the Money Laundering Regulations 2003. Completion of the sale will occur 28 days from the date of auction unless stated otherwise at the Auction or as specified within the Contract of Sale.

A purchasers administration fee of £250.00 plus VAT is payable by the purchaser in addition to the purchase price.

GENERAL CONDITIONS: The Auctioneer reserves the right to:

- a) On behalf of his clients, to sell any of the Lots prior to the Auction and prospective buyers should verify the availability of the Lot immediately prior to the Auction.
- b) Sell as a whole or in Lots.
- c) Amend the Lotting order.
- d) Withdraw the property prior to Auction.
- e) Determine the conduct of the Auction between competing bidders.
- f) Regulate the size of the bidding increments.
- g) Refuse bids.
- h) Bid on behalf of the Seller up to but not including the reserve price.

RESPONSIBILITY TO INSURE: Prospective buyers should note that it is the buyer's responsibility to insure the property on the fall of the gavel.

RESERVE PRICE: There will be a reserve price, however, the figure will be confidential and will be between the Auctioneer and the Vendors. If the Lot fails to reach the reserve price, the Auctioneer will state that the Lot has not been sold.

PLEASE CONTACT THE OFFICES OF HOUGH & CO CHARTERED SURVEYORS 24 HOURS PRIOR TO THE AUCTION TO CONFIRM THAT THE LOT YOU ARE INTERESTED IN IS STILL AVAILABLE (TEL 01543 414126).

VIEWING: By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield WS13 6LJ telephone 01543 419400.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

The mention of any appliance and/or services within these Sales Particulars does not imply that they are in full and efficient working order.

These details represent the opinions of Bill Tandy and Company who are Agents for the Vendors. They are intended as a general guide and no warranty or guarantee can be given in these particulars concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and interested parties are advised to instruct a solicitor to check the Deeds, and a Surveyor to check the condition of the property.



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