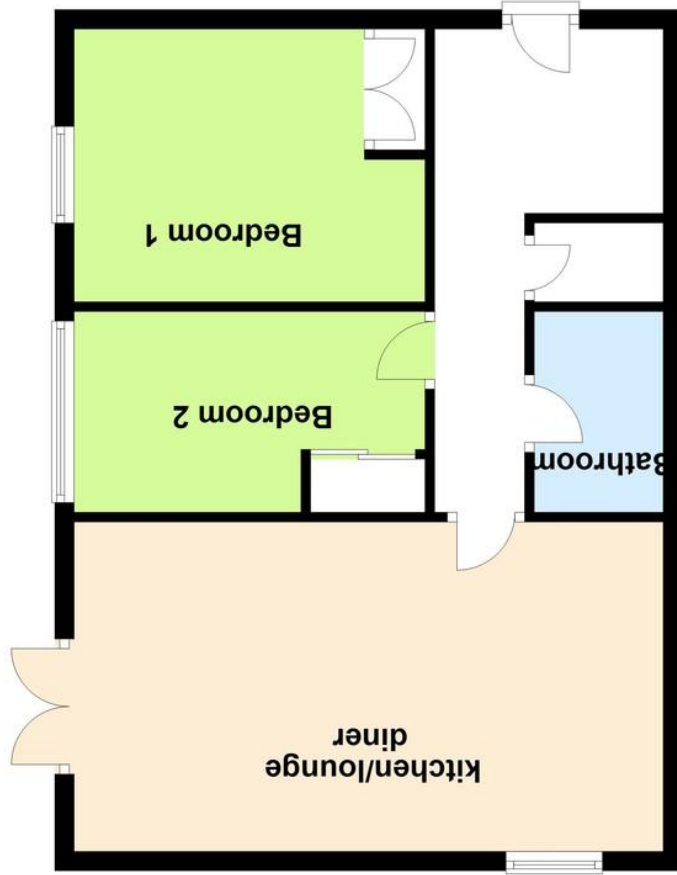


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 559.4 sq. feet



Ground Floor
Approx. 559.4 sq. feet

LEGAL READY
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- DELIGHTFUL 1ST FLOOR APARTMENT
- TWO BEDROOMS
- BATHROOM
- OPEN PLAN KITCHEN DINING LOUNGE
- ALLOCATED PARKING

Quarry Hill, Wilnecote, Tamworth, B77 5DA

£149,450



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

A two bedroom first floor apartment with one allocated parking space.

Approach the property via communal entrance door, which has secure intercom system, stairs leading to the first floor and door into the apartment.

HALLWAY With Karndean flooring, storage cupboard.

BATHROOM Having bath with shower over, wash hand basin and vanity, low level wc, spotlighting.

BEDROOM ONE 11' 2" x 8' 10" (3.4m x 2.69m) With double glazed window to front, central heating radiator, fitted wardrobes.

BEDROOM TWO 10' 1" x 6' 11" (3.07m x 2.11m) With fitted wardrobes, double glazed window to front and central heating radiator.

OPEN PLAN LOUNGE/KITCHEN DINER 18' 5" x 12' 1" (5.61m x 3.68m) Having Juliette balcony with double glazed double doors, double glazed window to side, kitchen area with wall and base units, work surfaces, integrated hob, oven and extractor, integrated washing machine, stainless steel sink with mixer tap, integrated fridge/freezer and central heating radiator.

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available O2 and Vodafone, limited EE and Three and likely data available for Vodafone and limited for "", Three and O2.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 209 Mbps.
Highest available upload speed 30 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 50 Mbps.
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.



BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 109 years remaining. Service Charge is currently running at £1738 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £173.44 per annum and is reviewed (to be confirmed). 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 Solicitors 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