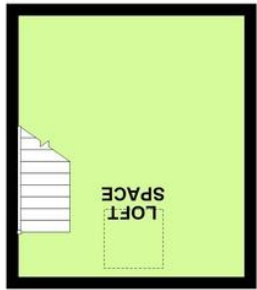


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

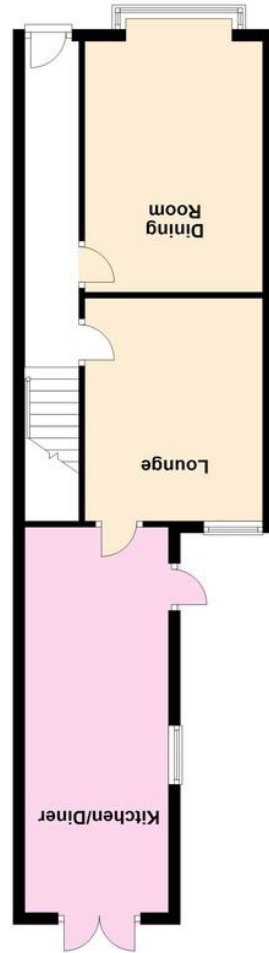
Total area: approx. 1150.5 sq. feet



Second Floor  
 Approx. 183.2 sq. feet



First Floor  
 Approx. 435.3 sq. feet



Ground Floor  
 Approx. 532.0 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)



- STUNNING CHARACTER PROPERTY
- TWO DOUBLE BEDROOMS
- CONVERTED LOFT ROOM
- TWO RECEPTION ROOMS
- KITCHEN DINER
- FAMILY BATHROOM

Heath Street, Tamworth, B79 7JH

Asking Price Of £250,000



## Property Description

Heath Street is a beautifully presented town centre two bedroom character property. Approach the property via path to front door and into:-

**HALLWAY** Having tiled flooring and stairs leading to first floor.

**FRONT RECEPTION ROOM** 9' 11" x 13' 3" (3.02m x 4.04m) Currently used as a dining room and has double glazed box window to front, central heating radiator, wooden flooring and feature fireplace.

**SECOND RECEPTION ROOM** 10' 3" x 15' 2" (3.12m x 4.62m) Having feature fireplace, understairs storage cupboard, central heating radiator and wooden flooring.

**KITCHEN/DINER** 21' 6" x 7' (6.55m x 2.13m) With double glazed window to side and stable door leading out to the side, quarry tiled flooring, ceramic sink with mixer tap, solid wood worktops, space for range cooker, central heating boiler, feature recess space, double doors leading out to garden, central heating radiator and splash backs.

**FIRST FLOOR**

**LANDING** Having stairs leading to loft space, central heating radiator and doors off to:-

**BEDROOM ONE** 13' 11" x 11' 2" (4.24m x 3.4m) With double glazed window to front, feature fireplace, fitted wardrobes and wood flooring.

**BEDROOM TWO** 15' 3" x 8' 2" (4.65m x 2.49m) With double glazed window to rear, wooden flooring and central heating radiator.

**BATHROOM** With double glazed window to rear, built in airing cupboard, bath with shower over, low level WC, wooden flooring, pedestal wash hand basin, tiled walls, electric shower over and stainless steel towel rail.

**LOFT SPACE** 17' 2" x 13' 6" (5.23m x 4.11m) With two Velux windows, built in storage space, feature exposed brick wall, central heating radiator and laminate flooring.

**REAR GARDEN** With private access and garden shed. Having paved patio area, decked area and rear gate.

Council Tax Band A Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for EE, Three, limited for O2, Vodafone and data available likely for EE, Three, limited for O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
 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 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

