



green
& company



- Heath Street, Tamworth, B79 7JH

£245,000



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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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.

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

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