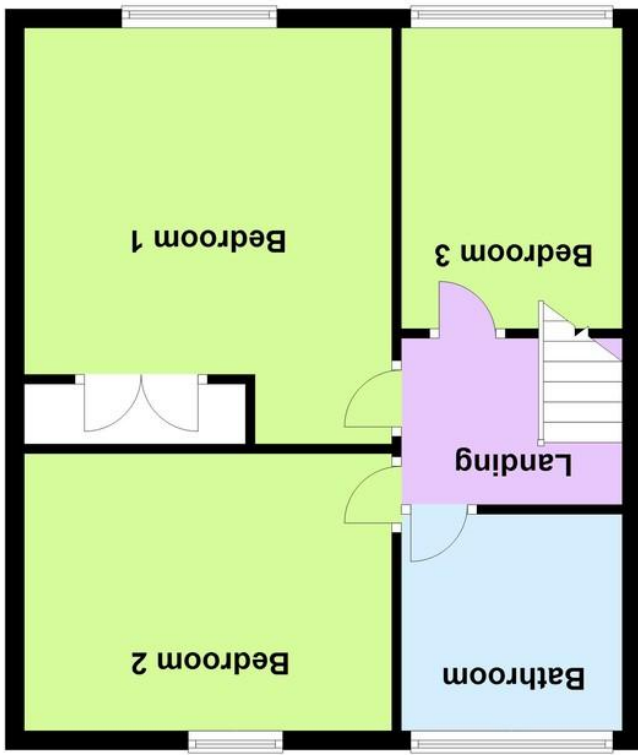
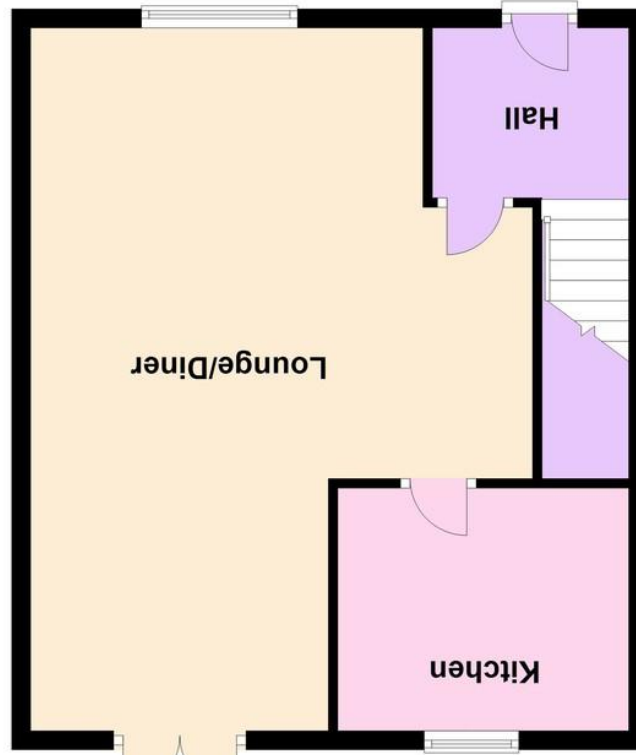


Total area: approx. 1011.0 sq. feet  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

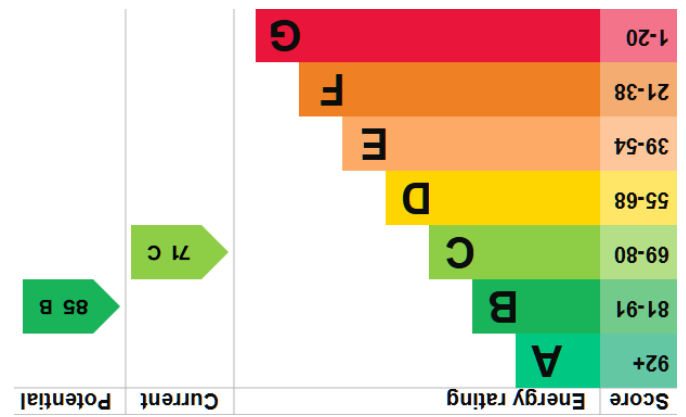


First Floor  
 Approx. 505.5 sq. feet



Ground Floor  
 Approx. 505.5 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)



- WELL PRESENTED
- THREE BEDROOMS
- LOUNGE DINER
- KITCHEN
- NEWLY FITTED BATHROOM
- LANDSCAPED REAR GARDEN



Colbrook, Belgrave, Tamworth, Staffordshire,  
 B77 2LH

£200,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

A well presented three bedroom end terrace property with open greenery to the front, landscaped fore garden and paved path leading to the front door.

**HALLWAY** With stairs leading to first floor, central heating radiator, laminate flooring and door into:-

**OPEN PLAN LOUNGE DINER** Lounge area - 24' 4" x 10' 7" (742m x 3.23m)  
Dining area - 13' 9" x 9' 5" max (4.19m x 2.87m max)

Double glazed double doors to the garden, central heating radiator, laminate flooring, double glazed window to front.

**KITCHEN** 9' x 9' (2.74m x 2.74m) Double glazed window to rear, gas hob, washing machine plumbing, sink with mixer tap, double glazed window to rear, wall and base units with work surfaces, spotlighting, tiled walls and flooring.

**FIRST FLOOR LANDING** Having loft access which is boarded, airing cupboard.

**BATHROOM** Having been recently refitted, wash hand basin, bath with mixer shower over, vanity storage and low level wc, double glazed window to rear.

**BEDROOM TWO** 10' 5" x 10' 10" (3.18m x 3.3m) With double glazed window to rear and central heating radiator, laminate flooring.

**BEDROOM ONE** 13' 1" x 9' 7" (3.99m x 2.92m) Central heating radiator and fitted wardrobes, double glazed window to front, laminate flooring.

**BEDROOM THREE** 7' 4" x 9' 7" max (2.24m x 2.92m) Double glazed window to front, central heating radiator and laminate flooring.

**LANDSCAPED REAR GARDEN** Having artificial lawn and paved patio, garden shed to rear and side, power to the shed, rear gated access. In a separate area to the property there is a space that was originally a garage, can be used as a parking space now or can have a garage re-built.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 92 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openread, 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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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444