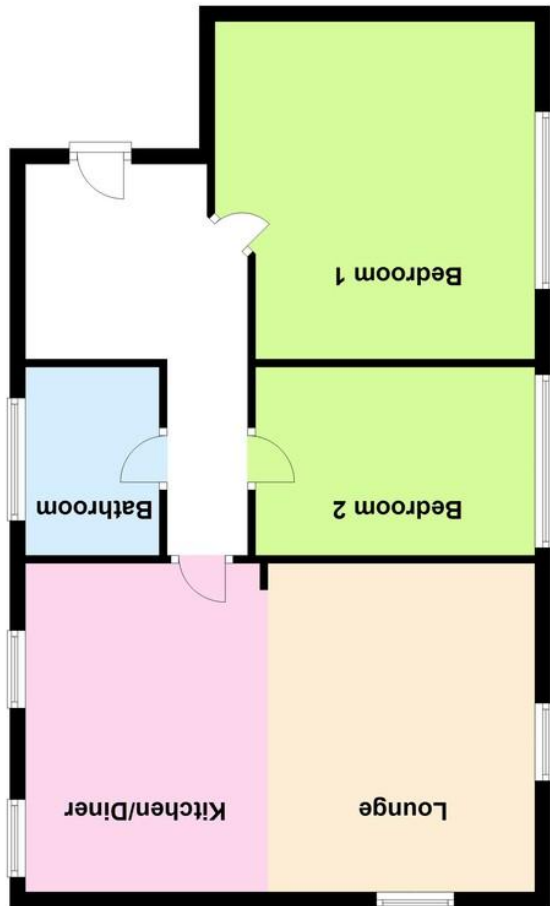


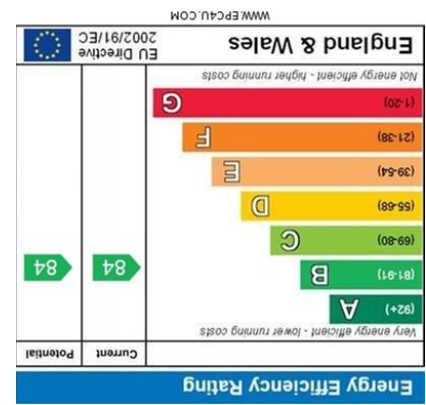
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 744.4 sq. feet



Ground Floor  
Approx. 744.4 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)



- NEWLY BUILT REDROW HOME
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- HALLWAY
- OPEN PLAN LOUNGE DINING
- HIGH SPECIFICATION KITCHEN



Flat Ridware House , Barlaston Way, Amington, Tamworth, B77 4FU

£170,000





## Property Description

A stylish TWO BEDROOM home is on the GROUND FLOOR of this purpose built apartment building offers PARKING and is still under its NHBC guarantee. Call now on to arrange a viewing.

This ideal first buy or investment is located on the ground floor, accessed via a secure entrance hall. The property has a main hallway which is a great size and has plenty of natural light and also offers useful storage space. Doors from here lead off to the two bedrooms, the bathroom and the main living space which provides an open plan, L-shaped room with space for dining, cooking as well as the lounge.

The property comes with a parking space and there is also additional visitor parking available. This Redrow development has been very popular and well received with few properties of this type built- call today to see inside!

**ENTRANCE HALLWAY** Double glazed window to side elevation and central heating radiator.

**KITCHEN/FAMILY ROOM** 20' 5" max x 15' 3" max (6.22m x 4.65m) Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, tower oven and grill, peninsula bar, electric hob and two central heating radiators.

**BEDROOM ONE** 12' 4" max x 10' 3" (3.76m x 3.12m) Double glazed window to side elevation and central heating radiator.

**BEDROOM TWO** 10' 9" x 8' 2" (3.28m x 2.49m) Double glazed window to side elevation and central heating radiator.

**BATHROOM** Double glazed window to side elevation, panelled bath with shower and shower screen, W.C, wash hand basin and heated towel rail.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Virgin Media, Openreach

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 leasehold with approximately 997 years remaining. Service Charge is currently running at £1308.50 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £75 per half year 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444