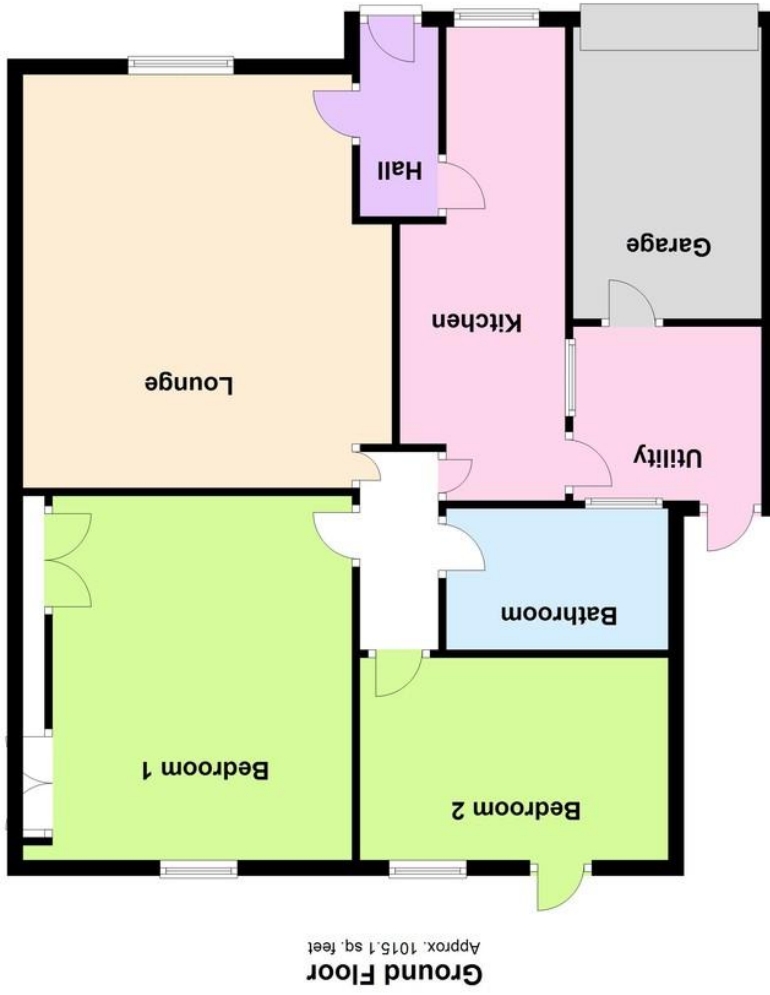
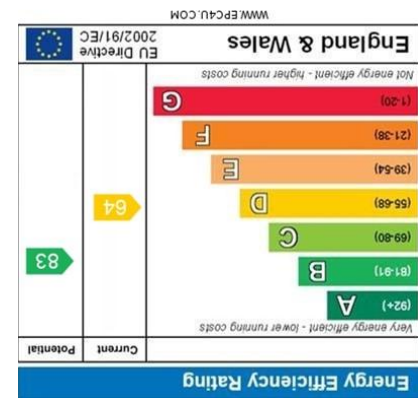


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 1015.1 sq. feet



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)



- BEAUTIFULLY POSITIONED
- DRIVEWAY
- SPACIOUS LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM

Repington North Road, Amington, Tamworth, B77 4AA

£240,000



Property Description

A spacious and extended two bedroom semi detached bungalow.

Approach via the driveway which is paved with beds next to the drive and front door into:-

SPACIOUS HALLWAY Having door leading to the kitchen and door leading to the lounge.

SPACIOUS LOUNGE 17' 10" x 11' 5" (5.44m x 3.48m) Double glazed window to front, electric feature fireplace and central heating radiator.

INNER HALLWAY Access to the kitchen.

KITCHEN 23' 5" x 5' 10" (7.14m x 1.78m) With double glazed windows to front, wall and base units, work surfaces, hob and oven, central heating radiator, sink with mixer tap, tiled splash backs, double glazed window looking out onto the utility.

UTILITY ROOM 7' 7" x 7' 1" (2.31m x 2.16m) With washing machine plumbing, door leading to garage and door leading to the garden.

GARAGE 15' 3" x 8' 1" (4.65m x 2.46m) Having electric up and over door, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

BATHROOM Having tiled walls, high level wc, pedestal wash hand basin, panelled bath with electric shower over, double glazed window to front and central heating radiator.

BEDROOM ONE 15' 11" x 11' (4.85m x 3.35m) With double glazed window to rear, central heating radiator and fitted wardrobe.

BEDROOM TWO 10' 2" x 12' 4" (3.1m x 3.76m) With double glazed door leading to the garden, double glazed window to the rear and central heating radiator.

REAR GARDEN Having paved patio area, lawned area, garden shed and side access.

Council Tax Band C - 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 4 Mbps. Highest available upload speed 0.6 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 100 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 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

