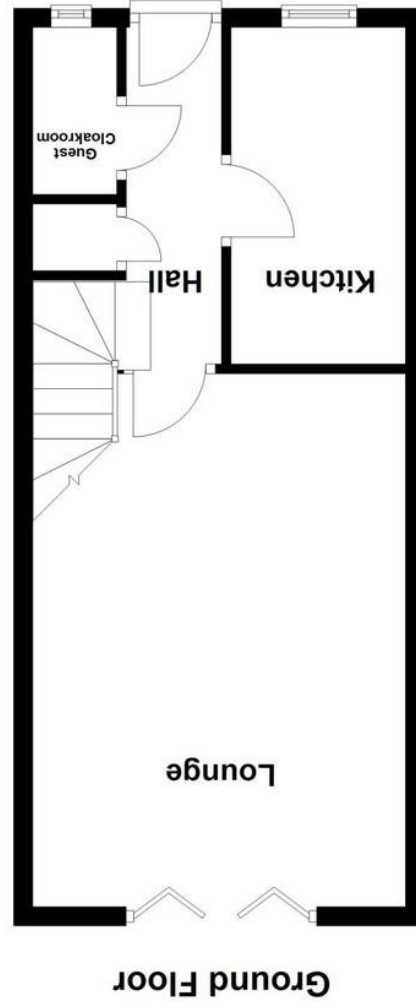
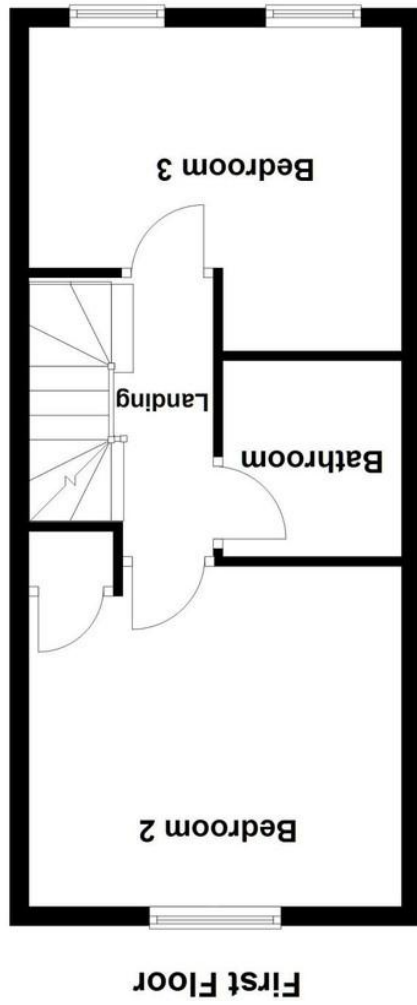
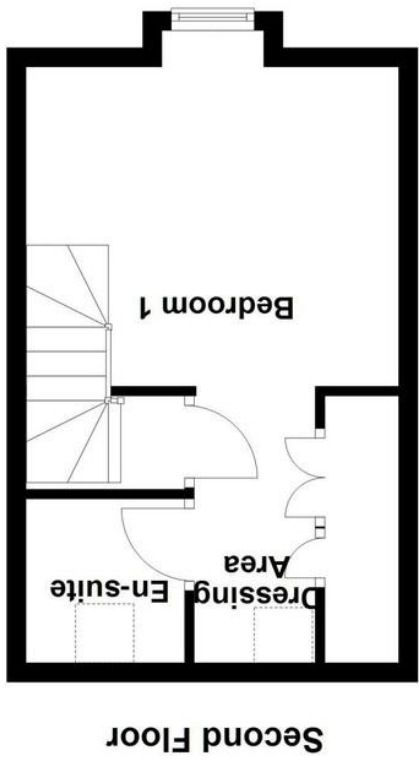
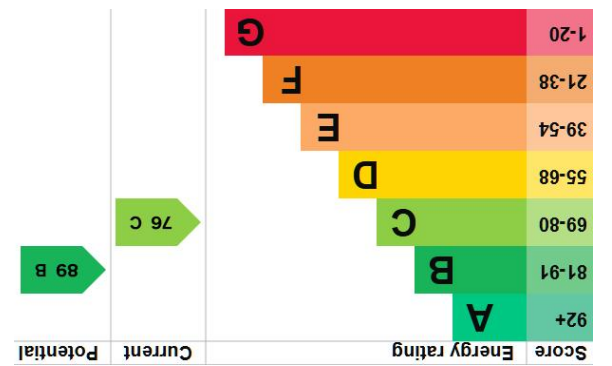


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
 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)



- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER
- HALLWAY
- GUEST WC
- KITCHEN
- LOUNGE DINER



Russell Close, Wilnecote, Tamworth, B77 5FF

Offers over £220,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Russell Close sits off Palmerston Avenue on the south side of Tamworth. The cul de sac enjoys a quiet setting whilst still having excellent transport links.

This property begins with an entrance hall that has doors off to the kitchen, lounge and guest W.C. The first floor offers two bedrooms along with a family bathroom, and the second floor is where you will find the principal bedroom. This large bedroom has a charming dormer window to the front, with further roof windows to the rear in both a dressing area and in the en suite.

This property is well priced, in an excellent location, and offered with no onward chain. Call today for more information or to see inside!

APPROACH Front lawn with path leading to the entrance of the property.

HALL Storage cupboard, stairs to the first floor, radiator and doors to the kitchen, lounge / diner and guest W.C.

GUEST W.C. Double glazed window to the front, low level WC and wash hand basin.

LOUNGE / DINER 17' 8" max x 12' 10" max (5.38m x 3.91m) Two central heating radiators and double glazed doors opening out on to the garden.

KITCHEN 11' 9" x 5' 11" (3.58m x 1.8m) Double glazed window to the front, a range of wall and base units with work surfaces over, sink and drainer unit, gas hob with cookerhood over, electric oven and gas central heating boiler.

FIRST FLOOR LANDING Doors to bedrooms two and three, door to family bathroom and stairs to the ground and second floors.

BEDROOM TWO 12' 11" x 8' 10" towards robes (3.94m x 2.69m towards robes) Two double glazed windows to the front, two central heating radiators, integrated home office furniture and built in wardrobe.

BATHROOM Paneled bath with low level W.C., wash hand basin and tiling to splash prone areas.

SECOND FLOOR LANDING Door to Bedroom One

BEDROOM ONE IRREGULAR SHAPED ROOM 19' 3" max plus dormer window x 12' 11" max (5.87m max plus dormer window x 3.94m max) Dormer window to the front, roof window to the rear, radiator, walk in wardrobe area and door to en suite.

EN SUITE Roof window to the rear, walk in shower cubicle, low level W.C. and wash hand basin.

REAR GARDEN Slabbed patio and steps to lawn with a fenced surround.

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, limited for Three, O2, Vodafone and



data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 12M bps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20M bps.
Networks in your area - 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 PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

