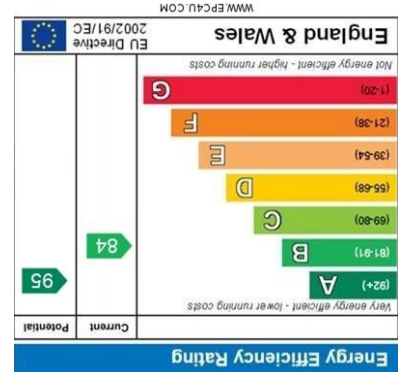
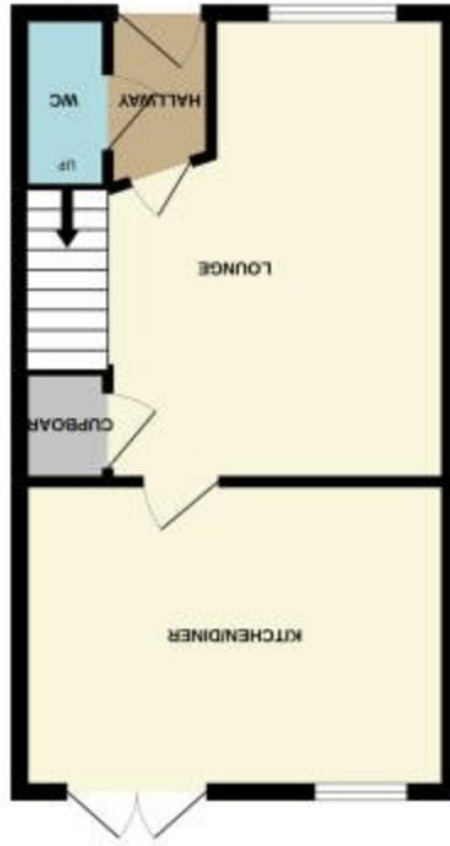


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

When every attempt has been made to ensure the accuracy of the floorplan contained here, the undersigned does not accept any liability for any errors or omissions. The floorplan, dimensions and areas are approximate and should be used as a guide only. It is not intended to be used for any legal or financial purposes. The floorplan, dimensions and areas are approximate and should be used as a guide only. It is not intended to be used for any legal or financial purposes.



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 Conveyer.

**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

Tamworth | 01827 68444 (option 1)



- LARGER THAN AVERAGE BEDROOMS
- SEMI DETACHED
- DRIVEWAY
- GUEST WC
- EN SUITE TO MASTER
- LANDSCAPED REAR GARDEN

Buttercup Drive, Meadow Way, Tamworth, B79 0EN

Asking Price Of £300,000







## Property Description

Approach via the driveway, steps up to path, canopy porch and door into:-

### HALLWAY

**GUEST WC** Having central heating radiator, double glazed window to front and wash hand basin.

**SPACIOUS LOUNGE** 19' 5" x 14' 9" (5.92m x 4.5m) Stairs leading to first floor, double glazed window to front, central heating radiator.

**KITCHEN/DINER** 14' 9" x 10' 5" (4.5m x 3.18m) With a range of modern wall and base units, work surfaces, double glazed window to rear and double doors leading to the garden, plumbing for washing machine, sink with mixer taps, integrated fridge/freezer, hob, oven and extractor.

**REAR GARDEN** Having paved patio, side gated access and artificial lawn.

### FIRST FLOOR

**BEDROOM TWO** 16' 6" x 8' 10" (5.03m x 2.69m) With double glazed windows to front and rear, central heating radiator.

**BEDROOM THREE** 7' 8" x 10' 9" (2.34m x 3.28m) With double glazed window to rear, central heating radiator.

**BEDROOM ONE** 11' 2" x 14' 9" (3.4m x 4.5m) With two double glazed windows to front, central heating radiator.

**EN SUITE** 7' 8" x 5' 8" (2.34m x 1.73m) Low level wc, pedestal wash hand basin, double walk-in shower with tiling and electric shower over.

**BATHROOM** With panelled bath, pedestal wash hand basin, low level wc, tiled splash backs.

Council Tax Band C - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 69 Mbps. Highest available upload speed 17 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 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.

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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444