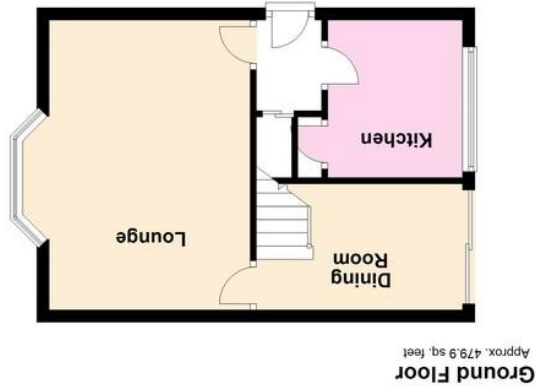
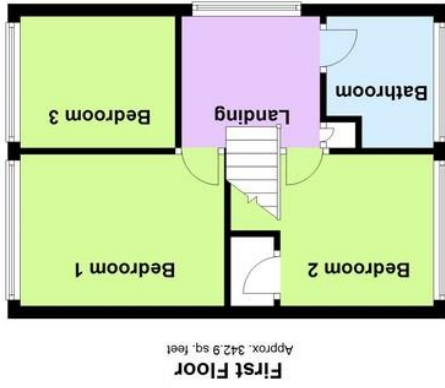


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 822.7 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)



- DELIGHTFUL CORNER PLOT
- LARGE DRIVEWAY
- GARAGE
- SPACIOUS LOUNGE
- SOLID WOOD KITCHEN
- SEPARATE DINING ROOM

Hebden, Wilnecote, Tamworth, B77 4HP

Asking Price Of £240,000



Property Description

Delightful corner plot. driveway, garage, entrance hallway, lounge, kitchen, dining room. To the first floor you will be greeted with two double bedrooms, third bedroom and a family bathroom. To the rear of the property is an enclosed garden.

OUTSIDE TO THE FRONT Large driveway leading to garage and lawned fore-garden, door into:-

HALLWAY With useful storage cupboard.

LOUNGE 15' 5" x 10' 8" (4.7m x 3.25m) Double glazed bay window to front, wood effect laminate flooring, radiator, power points.

DINING ROOM 13' 8" x 7' 10" (4.17m x 2.39m) Wood effect laminate flooring, double door to garden, power points, radiator, stairs to first floor. Door leading into the lounge.

KITCHEN 8' 10" x 7' 1" (2.69m x 2.16m) Solid wood wall and base units work surfaces incorporating a sink with mixer tap built in hob and oven. Double glazed windows to rear, tile effect laminate flooring tiled splash back and plumbing for washing machine.

BEDROOM ONE 11' 8" x 10' 10" (3.56m x 3.3m) Double glazed windows to front, carpet, power points, radiator.

BEDROOM TWO 10' 4" x 8' 8" (3.15m x 2.64m) Double glazed windows to rear, carpet, power points, radiator, built in cupboard.

BEDROOM THREE 7' 11" x 6' (2.41m x 1.83m) Double glazed window to front, carpet, radiator, power points.

BATHROOM 7' 5" x 6' 4" (2.26m x 1.93m) Being recently refitted to a high standard with Double glazed windows to rear, tiled flooring, bath with overhead shower, sink, low flush w/c vanity unit, heated towel rail, tiled walls, extractor.

REAR GARDEN Mature borders, lawn, paved patio and side gated access.

Council Tax Band B - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 52 Mbps. Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
Networks in your area - Openreach, 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444