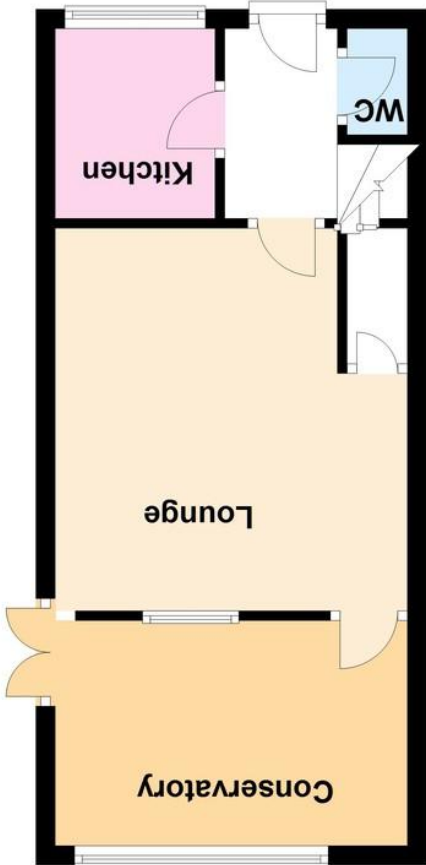
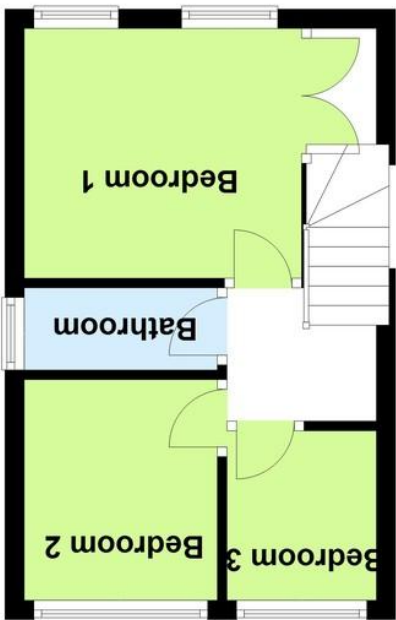


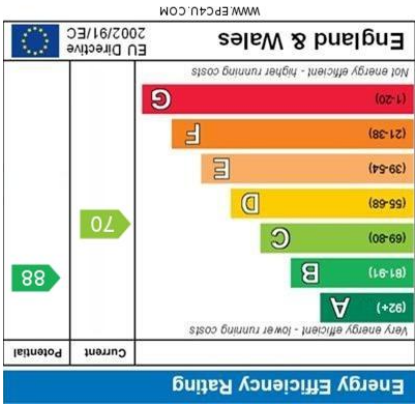
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 555.5 sq. feet



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.

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 BEDROOM SEMI DETACHED
- EASY ACCESS TO TOWN CENTRE
- GUEST WC
- CONSERVATORY
- LARGE DRIVEWAY



Blackfriars Close, Tamworth, Staffordshire, B79 7YJ

£225,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL **

Approach the property via the large driveway with landscaped fore-garden, front door into:-

HALLWAY Having doors off to:-

GUEST WC Low level wc and wash hand basin.

KITCHEN 7' 0" x 12' 0" (2.14m x 3.67m) Wall and base units and work surfaces, double glazed window to front, hob and oven.

LOUNGE 13' 9" x 15' 1" (4.21m x 4.6m) Double glazed window to rear, door leading to conservatory, feature fireplace under stairs storage cupboard, laminate flooring, central heating radiator.

CONSERVATORY 13' 9" x 8' 6" (4.21m x 2.6m) With double glazed windows to rear, door leading out to the side.

REAR GARDEN Having paved patio area, lawned area, private with side gated access.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 11' 4" x 8' 7" (3.47m x 2.64m) With fitted wardrobe and two double glazed windows to front.

BEDROOM TWO 7' 3" x 10' 4" (2.21m x 3.16m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 6' 2" x 7' 4" (1.9m x 2.25m) With double glazed window to rear and central heating radiator.

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 8 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 287 Mbps. Highest available upload speed 45 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