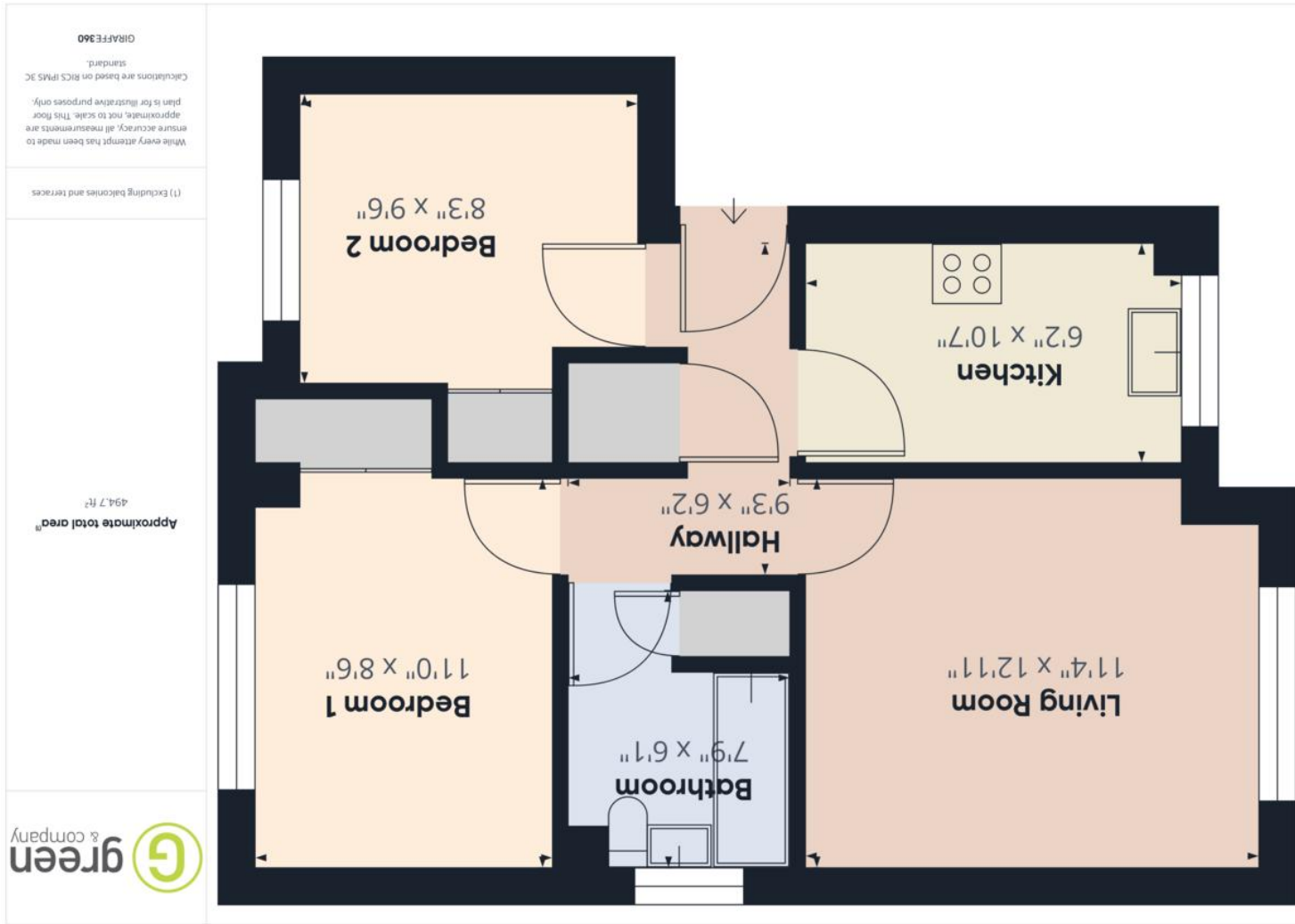


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- TWO DOUBLE BEDROOMS
- BUILT IN WARDROBES IN BOTH
- FIRST FLOOR
- OPEN VIEWS TO THE FRONT
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS

Oxbridge Way, Tame View, Tamworth, B79 7YL

£140,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

A two double bedroom first floor apartment offering beautiful open views to the front over water meadows, and benefiting from built in wardrobes to both double bedrooms, allocated parking, communal gardens and is situated on the extremely popular Tame View residential development offering excellent access to both Lichfield and Tamworth.

**ENTRANCE HALWAY** 9' 3" x 6' 2" (2.82m x 1.88m) Entrance door leads to entrance hallway with built in storage cupboard, wall mounted night storage heater, doors off to all rooms and security door entry system.

**LOUNGE** 12' 11" x 11' 4" (3.94m x 3.45m) with double glazed upvc window overlooking the meadows to the front, wall mounted night storage heater, laminate flooring, central ceiling light

**KITCHEN** 10' 7" x 6' 2" (3.23m x 1.88m) With double glazed upvc window overlooking the meadows to the front, a range of wall mounted and base units with work surfaces over and tiled splash backs. Inset stainless steel sink and drainer, built in single oven and electric hob over, concealed extractor hood, plumbing for washing machine and space for fridge freezer.

**BEDROOM ONE** 11' 0" x 8' 6" (3.35m x 2.59m) With double glazed upvc window to the rear aspect, built in double wardrobe with mirror fronted doors and hanging rail and shelving. Wall mounted electric heater. Central ceiling light.

**BEDROOM TWO** 9' 6" x 8' 3" (2.9m x 2.51m) Double glazed upvc window to the rear, double built in wardrobe with mirror fronted double doors, hanging rail and shelving, wall mounted electric heater, central ceiling light.

**BATHROOM** 7' 9" x 6' 1" (2.36m x 1.85m) Three piece white suite comprising panelled bath with shower over, wash hand basin and low level flush w.c part tiled walls, heated towel rail, double glazed obscure glazed upvc window to rear,

**OUTSIDE** Communal gardens surround the property, and there is an allocated parking space with additional guest spaces. The property is situated opposite water meadows and within close proximity to bus stops giving excellent access to Lichfield and Tamworth.

Under the Code of Practice for Residential Estate Agents Green and Company now declare that the vendors of the property are employees of Green and Company, and we now report that fact.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 9M bps. Highest available upload speed 0.9M bps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20M bps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100bps.

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 leasehold with approximately 73 years remaining. Service Charge is currently running at £977.63 per annum and is reviewed TBC. The Ground Rent is currently running at £50 per annum and is reviewed TBC. 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 Solicitors 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