

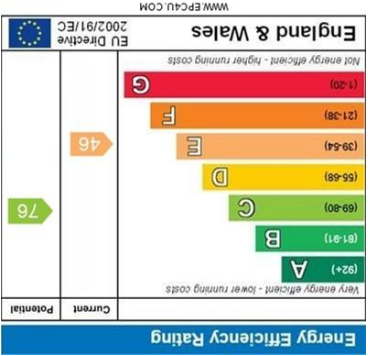
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



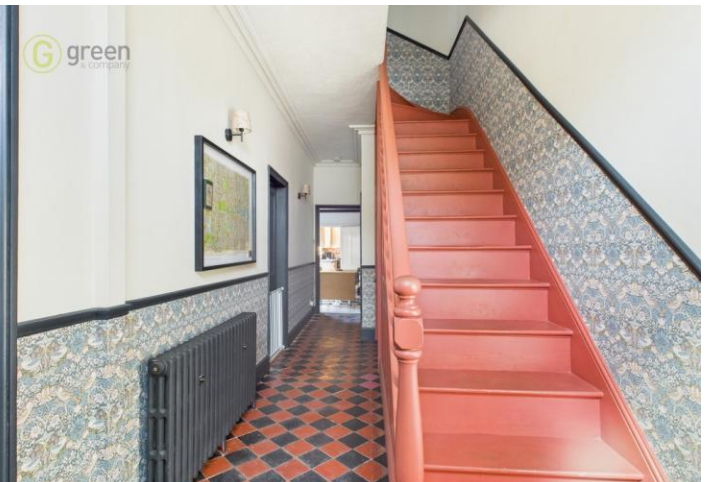
- CHARACTER PROPERTY
- TOWN CENTRE
- CLOSE TO TRAIN STATION
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DINING ROOM



Victoria Road, Tamworth, B79 7HU

Offers in excess of  
£315,000





## Property Description

A beautifully presented four bedroom terrace character property, set in the town centre with close proximity to the train station and transport links.

Approach the property via path which leads to front door into:-

SPACIOUS HALLWAY With stairs leading to the first floor.

LIVING ROOM 14' 2" x 13' 3" (4.32m x 4.06m) Having bay window to front, central heating radiator and gas feature fireplace.

DINING ROOM 13' 3" x 11' 8" (4.06m x 3.58m) Central heating radiator, feature fireplace and windows to side.

SITTING ROOM 11' 8" x 10' 2" (3.58m x 3.10m) Doors leading out to the garden and feature fireplace and central heating radiator.

KITCHEN 11' 6" x 10' 2" (3.51m x 3.1m) Having a range of wall and base units and work surfaces, gas hob, plumbing for washing machine, windows to side and door leading out to the garden, spotlighting, beam features, tiled floor, sink with mixer tap, electric oven and extractor, space for fridge/freezer and central heating radiator.

DOWNSTAIRS BATHROOM Having wc, wash hand basin, shower cubicle with shower and window to rear.

BEDROOM ONE 13' 3" x 11' 8" (4.06m x 3.58m) Having fitted wardrobes with windows to the front.

BEDROOM TWO 12' 0" x 11' 8" (3.66m x 3.56m) Central heating radiator and window to rear.

BEDROOM THREE 11' 8" x 10' 11" (3.58m x 3.35m) Central heating radiator and window to front with feature fireplace and wood flooring.

BEDROOM FOUR 8' 2" x 8' 0" (2.51m x 2.44m) Window to rear and central heating radiator and feature fireplace.

BATHROOM Low level wc, window to rear, pedestal wash hand basin and panelled bath.

BASEMENT Steps down to basement room with power and lighting.

REAR GARDEN Having paved patio area and lawned area and shrub and plant borders. There is a passage that leads to the rear garden on the side of the house.

AGENTS NOTE There is permission to turn the front of the house into off road parking.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 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