



LEGAL READY

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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.

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.

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

Energy Efficiency Rating	
Current	Potential
85	97

England & Wales
EU Directive 2002/91/EC
www.epcu.com

Very energy efficient - lower running costs
A (92+)
B (81-91)
C (69-80)
D (55-68)
E (39-54)
F (21-38)
G (1-20)
Not energy efficient - higher running costs

Tamworth | 01827 68444 (option 1)



- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- THREE BED DETACHED
- DRIVEWAY
- GARAGE
- SPACIOUS LOUNGE



Goostry Close, Bolehall, Tamworth, B77 3LR | £250,000



Property Description

A well presented three bedroom detached family home which benefits from being within close proximity to Tamworth town centre, local transport links and local amenities.

Having a block paved driveway and landscaped fore-garden, side gated access, steps leading to front door.

SPACIOUS HALLWAY With stairs leading to first floor, door into:-

LOUNGE 21' x 9' 7" (6.4m x 2.92m) Having double glazed windows to front and rear, gas feature fireplace and central heating radiator.

OPEN PLAN KITCHEN DINER 20' 11" x 10' 6" (6.38m x 3.2m) Having wood effect flooring, double glazed windows to rear and front, double glazed door leading to garden, space for dishwasher, integrated double oven and gas hob, space and plumbing for washing machine.

FIRST FLOOR LANDING

SEPERATE WC Having wash hand basin and low level wc, double glazed window to side.

LUXURY BATHROOM 6' 8" x 6' 5" (2.03m x 1.96m) Having wash hand basin with vanity, low level wc, bath with shower over, tiled walls.

BEDROOM ONE 10' 5" x 10' 6" (3.18m x 3.2m) Double glazed window to front, central heating radiator.

BEDROOM TWO 10' x 10' 4" (3.05m x 3.15m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 5' 8" x 12' 9" (1.73m x 3.89m) Double glazed window to front and central heating radiator.

GARAGE/WORKSHOP 23' 5" x 8' 5" (7.14m x 2.57m) Having lighting and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for our own vehicular requirements)

REAR GARDEN The rear garden is private and not overlooked with garden to both rear and side of property. Having decked patio area under a veranda which has lighting, outside power and outside tap, garden to right hand side with shrub and plant and gravelled borders, paved area, further patio area which is decked and lawned with shrub and plant borders, side gated access.

Council Tax Band C - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 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 - 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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444