

**LEGAL READY**

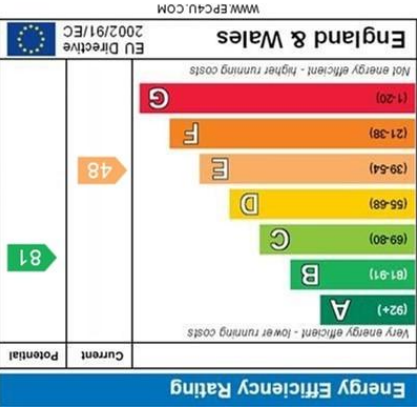
"How does this help me?"

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 DOUBLE BEDROOMS
- LARGE DRIVEWAY
- GARAGE
- STUNNING GARDEN
- REFITTED KITCHEN
- OPEN PLAN LOUNGE DINING

High Street, Dosthill, Tamworth, B77 1LF

£259,500





## Property Description

A well presented three bedroom end of terrace.

Approach the property via the gated front garden with steps to the front door with door into:-

HALLWAY Stairs leading to the first floor, door into:-

OPEN PLAN DINING LOUNGE

DINING AREA 12' 5" x 10' 1" (3.78m x 3.07m) With log burner, double glazed window to front

LIVING ROOM 11' 5" x 3' 6" (3.48m x 1.07m) With double glazed window to side, luxury vinyl flooring, central heating radiator and door into:-

KITCHEN 13' x 7' (3.96m x 2.13m) Having been recently refitted and has a range of wall and base modern units with work surfaces, double glazed window to side, gas hob, oven and extractor, tiled splash backs, plumbing for washing machine and space for fridge/freezer, double glazed door leading to the garden and luxury vinyl flooring.

COURTYARD AREA With gate which leads to private driveway and large block paved driveway, garage store, gated access into the garden which has lawned area with shrub and plant borders, canopied entertaining area and garden room.

FIRST FLOOR LANDING Having storage cupboards.

BEDROOM THREE 8' 10" x 9' 8" (2.69m x 2.95m) Having double glazed window to front and and storage cupboard.

BEDROOM TWO 11' 3" x 6' 5" (3.43m x 1.96m) Double glazed window to rear and central heating radiator.

BEDROOM ONE 12' x 11' 6" (3.66m x 3.51m) This bedroom is in the loft and having double glazed Velux windows and central heating radiator.

FAMILY BATHROOM 12' 8" x 7' (3.86m x 2.13m) Luxury shower with glazed screen, fully tiled, mixer shower, free-standing bath with mixer taps, wash hand basin with vanity cupboards and double glazed window to rear, luxury vinyl flooring.

Council Tax Band A - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 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 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.

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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441