

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 Conveyer.

Tamworth | 01827 68444 (option 1)



- THREE BEDROOM
- THREE STOREY
- GARAGE
- DRIVEWAY
- EXCELLENT TRANSPORT LINKS
- KITCHEN



Lindores Road, Tamworth, B77 2TQ

£270,000



Property Description

A well presented three bedroom three storey town house with driveway and garage, shrub and plant borders to the front, front door into:-

HALLWAY With stairs leading to the first floor, useful under stairs storage cupboard.

KITCHEN 9' 1" x 6' 0" (2.77m x 1.83m) With a range of modern wall and base units, work surfaces, gas hob, oven, extractor, tiled splash backs, dishwasher included, sink with mixer tap, double glazed window to front and space for fridge/freezer.

LOUNGE 15' 4" x 12' 11" (4.67m x 3.94m) Having double doors leading out to the garden, central heating radiator.

FIRST FLOOR LANDING Having double glazed window to front, doors off to:-

FAMILY BATHROOM Tiled, pedestal wash hand basin, low level wc, central heating radiator, luxury shower over.

BEDROOM TWO 9' 3" x 13' 0" (2.82m x 3.96m) Two double glazed windows to rear and central heating radiator,

BEDROOM THREE 9' 3" x 6' 5" (2.82m x 1.96m) Currently being used as an office, double glazed window to front, central heating radiator.

SECOND FLOOR LANDING

MASTER BEDROOM 18' 7" x 9' 8" (5.66m x 2.95m) Having wardrobe, double glazed window to front, central heating radiator.

EN SUITE With pedestal wash hand basin, low level wc, double walk-in shower with tiled walls and mixer shower.

REAR GARDEN Having paved patio area, Pergola, lawned area, decked patio, access to garage.

GARAGE 17' 6" x 9' 2" (5.33m x 2.79m) Having power and light, up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Tamworth

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 330 Mbps. Highest available upload speed 50 Mbps.

Networks in your area:- 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 leasehold with approximately 982 years remaining. Service Charge is currently running at £200 per annum and is reviewed TBC. The Ground Rent is currently running at £63 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.

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