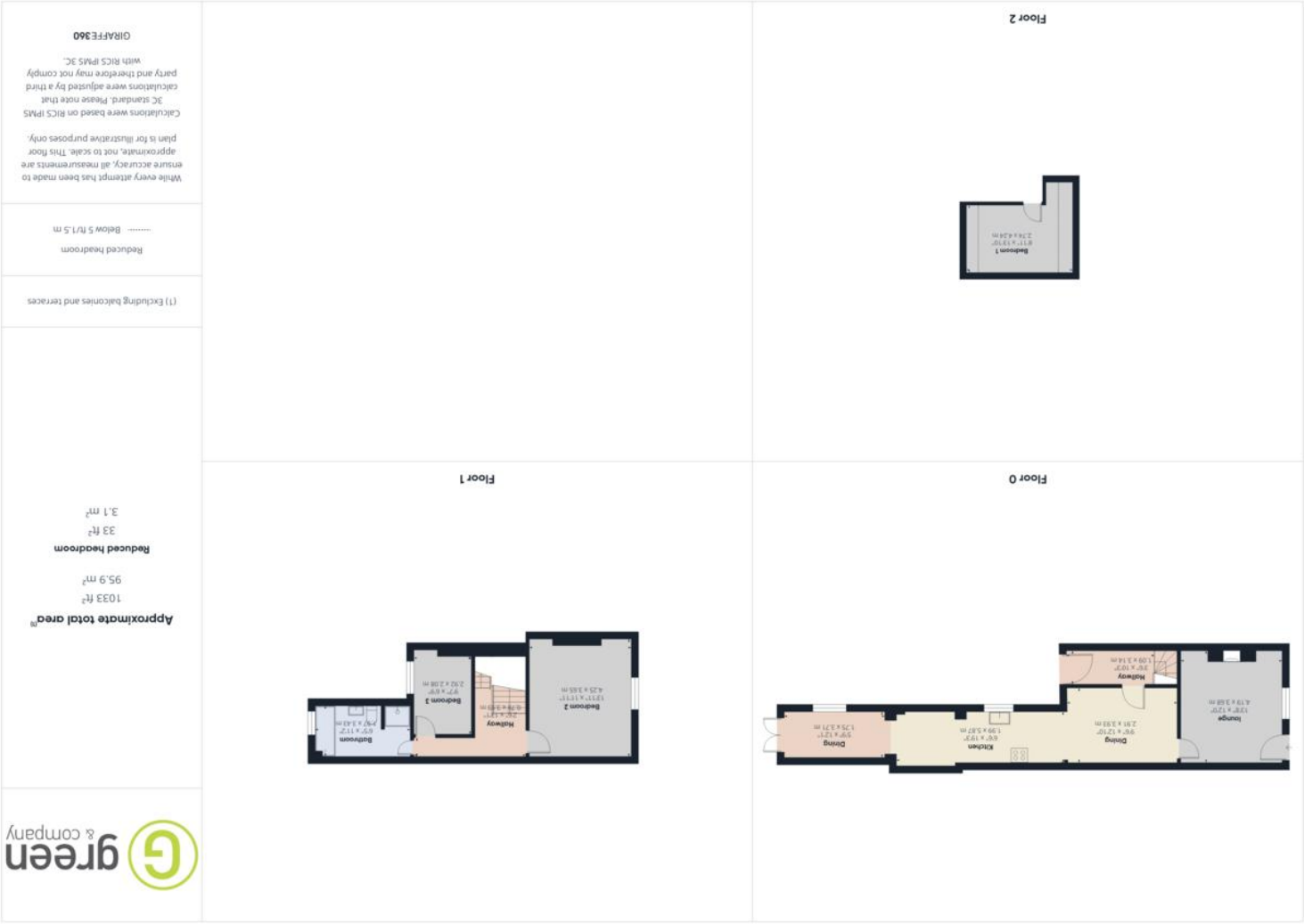


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY

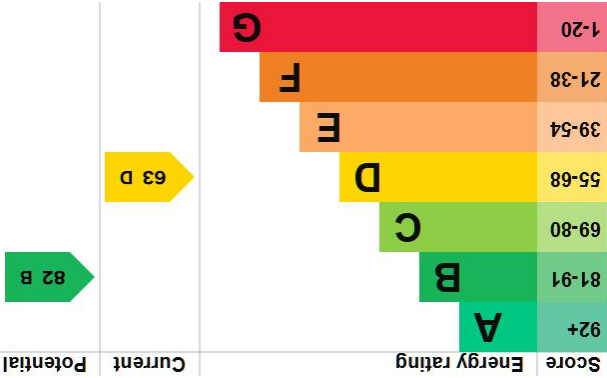
"How does this help me?"

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)



- STUNNING FULLY REFURBISHED CHARACTER PROPERTY
- THREE DOUBLE BEDROOMS
- BRAND NEW DOUBLE GLAZED WINDOWS AND DOORS
- BRAND NEW BOILER AND CENTRAL HEATING SYSTEM



Glascote Road, Glascote, Tamworth, B77 2AU

£245,000



Property Description

A beautifully presented fully refurbished modernised throughout three bed end of terrace.

Approach via gated fore-garden with paving and front door into:-

SPACIOUS LOUNGE 13' 8" x 12' 8" (4.17m x 3.66m) With wood effect flooring, double glazed window to front, central heating radiator.

OPEN PLAN DINING KITCHEN FLOWING INTO SNUG AREA

DINING 9' 6" x 12' 10" (2.9m x 3.91m) With laminate flooring, central heating radiator, door rear hallway.

KITCHEN 6' 6" x 19' 3" (1.98m x 5.87m) With a range of modern wall and base units, white work surfaces, integrated hob, oven and extractor, inset sink with mixer tap, central heating boiler, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed window to side, breakfast bar area with central heating radiator.

SNUG 5' 9" x 12' 1" (1.75m x 3.68m) With central heating radiator, double doors leading to garden and double glazed window to side and spotlighting.

TOP FLOOR

BEDROOM ONE 8' 11" x 13' 10" (2.72m x 4.22m) With double glazed Velux window, central heating radiator. Measurements are at floor level, there is restricted height due to sloping ceiling.

FIRST FLOOR

BEDROOM TWO 13' 11" x 11' 11" (4.24m x 3.63m) Double glazed window to front, central heating radiator.

LUXURY BATHROOM 6' 5" x 11' 2" (1.96m x 3.4m) With panelled bath, central heating radiator, double glazed window to rear, wash hand basin with vanity, low level wc, separate shower cubicle with glazed screen, mixer shower and tiled walls.

BEDROOM THREE 9' 7" x 6' 9" (2.92m x 2.08m) Double glazed window to rear and central heating radiator.

REAR GARDEN With patio area and lawned area, brick built shed to the rear and shrub and plant borders, side gated access, off road parking permission has been granted for the rear of the property.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Virgin Media, Lightspeed Broadband, 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

