

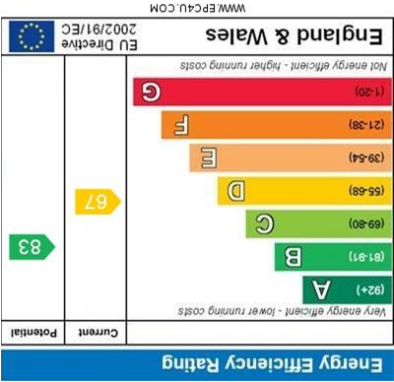
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- BEAUTIFULLY PRESENTED
- THREE BEDROOM SEMI
- DRIVEWAY
- POTENTIAL TO EXTEND
- LOUNGE DINER
- KITCHEN



Hillman, Lakeside, Tamworth, B77 2RG

£235,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

A well presented three bedroom semi detached with driveway to front and lawned fore-garden.

Front door into:-

SPACIOUS HALLWAY With door into:-

LOUNGE 11' 10" x 14' 8" (3.61m x 4.47m) Currently being used as a lounge diner, central heating radiator, double glazed sliding door to rear and double glazed window to the front.

FITTED KITCHEN 17' 10" x 9' 9" (5.44m x 2.97m) Having wood effect work surfaces, wall and base units, space for cooker, fridge and plumbing for washing machine and dishwasher, double glazed window to rear, laminate flooring, double glazed door leading to garden, useful storage cupboard and space for American style fridge/freezer.

REAR GARDEN Having paved patio area, lawned area, side gated access.

There is an area to the side which gives potential to extend subject to planning permission.

FIRST FLOOR LANDING

BEDROOM TWO 9' 7" x 10' 9" (2.92m x 3.28m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 10' x 13' (3.05m x 3.96m) Double glazed window to front, central heating radiator.

BEDROOM THREE 7' 8" x 8' 9" (2.34m x 2.67m) Double glazed window to front and central heating radiator.

LUXURY BATHROOM 8' 1" x 5' 11" (2.46m x 1.8m) Having panelled bath with shower over, tiled walls, pedestal wash hand basin, low level w/c, heated towel rail.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3 Mbps.
Broadband Type = Superfast Highest available download speed 56 Mbps.

Highest available upload speed 10 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadband, 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?
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