

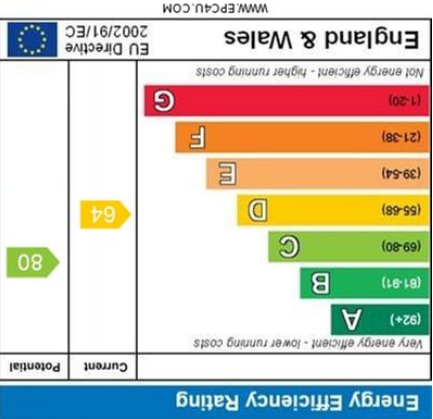
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- DRIVEWAY
- THREE BEDROOMS
- EXTENDED KITCHEN
- LOUNGE DINER
- BATHROOM
- SOUTH FACING GARDEN



Bowling Green Avenue, Wilnecote, Tamworth, B77 5ED

£225,000



Property Description

A three bedroom semi detached family home set in the location of Wilnecote with easy access to transport links. Being sold with vacant possession and no upward chain.

Approach the property via the driveway, lawned front garden and steps up to front door leading into:-

HALLWAY Having stairs leading to the first floor.

SPACIOUS LOUNGE / DINING ROOM 8' 7" x 24' 4" (2.62m x 7.42m) With patio doors to garden, double glazed window to front, feature fireplace, central heating radiator.

BREAKFAST KITCHEN 8' 1" x 16' 9" (2.46m x 5.11m) Having a range of wall and base units and work surfaces, central heating radiator, sink with mixer, space for cooker, double glazed door leading to garden and double glazed window to rear., under stairs pantry.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 9' 9" x 12' (2.97m x 3.66m) Double glazed window to front, central heating radiator.

BEDROOM TWO 10' 6" x 11' 6" (3.2m x 3.51m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 7' 1" x 8' 5" (2.16m x 2.57m) With double glazed window to front, central heating radiator.

BATHROOM 6' 2" x 7' 9" (1.88m x 2.36m) With panelled bath, shower over, spotlighting, double glazed window to rear, low level wc, pedestal wash hand basin.

REAR GARDEN Having paved patio area, low maintenance with gravelled areas, door which leads to garage.

GARAGE With up and over door and power.

Council Tax Band B - Tamworth

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

Mobile coverage for:
EE, O2 and Vodafone - Good (outdoor only):0
Three - Good - in-home and outdoor
Broadband coverage:-
Broadband Type = Standard Highest available download speed 12 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 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444