



- £230,000





## Property Description

Situated conveniently for local shops, schools and public transport links, this three bedroom semi detached home offers no onward chain, garage, driveway and enclosed rear garden. The kitchen has been extended to provide a utility and breakfast area and there is a useful covered side passage ideal for storage.

ENTRANCE PORCH with further door leading to entrance hallway

ENTRANCE HALLWAY With stairs leading to first floor and doors off to lounge and kitchen. Two separate storage cupboards.

LOUNGE/DINER 9' 3" x 24' 6" (2.82m x 7.47m) Double glazed window to front and double glazed patio doors to rear garden, feature gas fireplace, wall mounted radiators, door lading to kitchen from dining area.

KITCHEN BREAKFAST ROOM 9' 3" x 17' 11" (2.82m x 5.46m) A comprehensive range of wall and base units with built in oven and hob, integrated fridge freezer, sink unit and drainer, space and plumbing for washing machine and dryer, door to side covered walk way, double glazed window to rear, wall mounted radiator.

BEDROOM ONE 9' 8" x 13' 1" (2.95m x 3.99m) Double glazed window to front aspect, wall mounted radiator.

BEDROOM TWO 10' 0" x 11' 1" (3.05m x 3.38m) Double glazed window to rear aspect, wall mounted radiator.

BEDROOM THREE 8' 10" x 8' 0" (2.69m x 2.44m) Double glazed window to front aspect, double fitted wardrobe, wall mounted radiator,

SHOWER ROOM 8' 8" x 5' 6" (2.64m x 1.68m) double glazed obscure glazed window to rear aspect, three piece white suite comprising shower cubicle, low level flush w.c and wash hand basin. Wall mounted radiator,

GARAGE IN BLOCK With up and over door to the front.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE There is a double wrought iron gate leading to block paved driveway providing off road parking for a large vehicle. There is side access via a covered walk way leading to the rear garden, this is a convenient area for storage.

REAR GARDEN The garden is very private and mature, and has been very well cared for over the years with a lovely range of mature shrubs and wide planted borders. There is a rear gate leading from the end of the garden down a private gated and locked walk way leading to the garage area where there is a SINGLE GARAGE in a block with up and over door.

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property:-  
Mobile coverage for:  
EE, O2 and Vodafone - Good outdoor  
Three - Good outdoor, variable in-home

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 2000 Mbps. Highest available upload speed 2000 Mbps.

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

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