

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



LEGAL READY

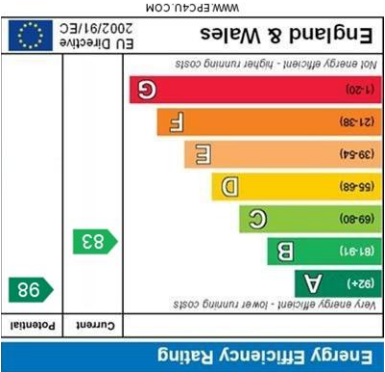
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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)



- TWO BEDROOM END TERRACED HOUSE
- TWO CAR DRIVEWAY
- GROUND FLOOR GUEST W.C
- LARGER THAN AVERAGE GARDEN
- IDEAL FIRST TIME BUY



Meadow Way, Tamworth, B79 0DY

£225,000



Property Description

***DRAFT DETAILS - AWAITING VENDOR APPROVAL *** Situated within walking distance of Tamworth train station and town centre , ideal for commuters, is this two bedroom end terraced house with double driveway and larger than average garden. Representing an ideal first time purchase of perfect for those wishing to downsize. Accommodation is as follows...

ENTRANCE HALL Entrance is gained via composite door leading to entrance hallway with wall mounted radiator, door to w.c and opening to kitchen, further door to lounge.

LOUNGE With stairs rising to first floor, double glazed French doors leading to garden, wall mounted radiator, under stairs storage area,

KITCHEN A comprehensive range of wall and base units with work surface over, stainless steel sink unit and drainer inset, tiled splashbacks. Integrated oven, hob and stainless steel funnel style extractor hood over. Wall mounted boiler housed in matching cupboard, double glazed window to front aspect.

GROUND FLOOR GUEST W.C Comprising low level flush w.c pedestal wash hand basin with tiling to rear, wall mounted single radiator, extractor fan,

LANDING with access to built in storage cupboard, two bedrooms and bathroom. Access to loft space which we have been advised by the vendor is part boarded.

BEDROOM ONE With double glazed window to the rear, recess for wardrobes to stand, wall mounted radiator.

BEDROOM TWO With double glazed window to front aspect, built in storage cupboard, wall mounted radiator.

BATHROOM double glazed obscure glazed window to front aspect, three piece white suite comprising low level w.c, wash hand basin and bath with hand held mains fed shower attachment and glazed shower screen. part tiled walls, wall mounted radiator.

OUTSIDE To the front of the property is a double driveway providing parking for 2 cars. A pedestrian gate gives access to the garden which is larger than average for this style of property and offers a lawned area surrounded by panelled fencing. There is a small fore garden.

The property is situated within walking distance of the train station and town centre so perfect for commuters!

Council Tax Band B - Tamworth

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

Mobile coverage for:
EE and Vodafone - Good outdoor and in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 77 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:- Openreach, Virgin Media, Lightspeed Broadband

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

