

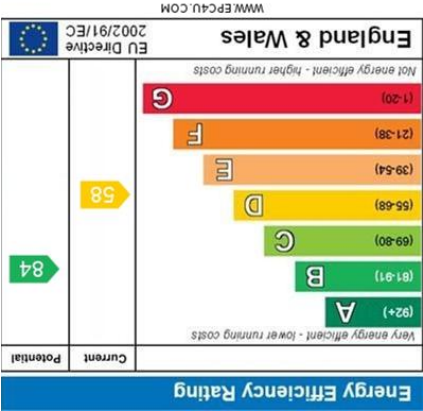
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

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)



- UNIQUE OPPORTUNITY TO ACQUIRE
- BEAUTIFULLY PRESENTED COTTAGE
- FEATURE FIREPLACE
- KITCHEN DINER
- UTILITY ROOM



Beyer Close, Tamworth, B77 2DP

£240,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A beautifully presented two bedroom semi detached cottage with double gated side access, walled garden, feature fireplaces and much more.

Approach via path to front door which opens into:-

SPACIOUS LOUNGE 21' 10" x 11' 1" (6.65m x 3.38m) With feature fireplace, two double glazed windows to front, wood effect laminate flooring, central heating radiators, stairs to first floor and door leading into:-

RECENTLY REFITTED KITCHEN DINER 24' 8" x 6' 6" (7.52m x 1.98m) With a range of wall and base units and work surfaces, inset sink and mixer tap, integrated oven with integrated microwave, plumbing for dishwasher, two ring induction hob, vinyl flooring, spotlighting, double glazed bi-fold door leading to garden, double glazed window to side and double glazed door leading to utility and door to:-

GUEST WC Having Velux window to ceiling, low level wc and wash hand basin.

UTILITY ROOM 17' 2" x 4' 5" (5.23m x 1.35m) Having doors to front and rear, a range of wall and base units for storage, plumbing for washing machine.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 14' 1" x 8' 2" (4.29m x 2.49m) Double glazed window to front and central heating radiator.

BEDROOM TWO 12' 3" x 11' 1" (3.73m x 3.38m) Having double glazed window to front and central heating radiator.

LUXURY SHOWER ROOM 11' 2" x 7' 1" (3.4m x 2.16m) Having walk-in shower with glazed screen, mixer shower, spotlighting, heated towel rail, low level wc, wash hand basin with vanity underneath, double glazed window to side, second heated towel rail and storage cupboard.

REAR GARDEN South facing and having double gated access to the side, decked patio area, lawn area, shrub and plant borders, two garden sheds with electric, vegetable path to the rear, hot tub area which is decked with power and lighting.

Council Tax Band B - Tamworth

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

Mobile coverage for:

EE - Good outdoor, variable in-home

O2 and Vodafone - Good outdoor and in-home

Three - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.3 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:- 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?

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Under the Code of Practice for Estate Agents Green and Company now declare that the vendor of the property is a relative of an employee of Green and Company, and we now report that fact.