

Property Description

Queens Way is a beautifully presented three bedroom semi detached family home.

Approach via driveway with lawned fore garden and front door into:-

HALLWAY Having stairs to first floor.

BATHROOM With low level WC, vanity wash hand basin, double glazed window to rear, bath with shower over, fully tiled walls and flooring and heated towel rail.

KITCHEN/DINER 10' 3" x 12' 10" (3.12m x 3.91m) Having a range of wall and base units with work surfaces over, hob, oven and extractor, sink with mixer tap and plumbing for washing machine, double glazed windows to rear and door leading to rear porch.

REAR PORCH With two storage cupboards and double glazed door leading out to garden.

SPACIOUS LOUNGE 9' 10" x 17' 0" (3m x 5.18m) Having two double glazed windows to front, central heating radiator and useful understairs storage cupboard.

FIRST FLOOR LANDING Having window to front.

WC With double glazed window to side, low level WC and wash hand basin.

BEDROOM THREE 7' 3" x 10' 1" (2.21m x 3.07m) Having double glazed window to front, central heating radiator.

BEDROOM TWO 10' 5" x 10' 3" (3.18m x 3.12m) Having double glazed window to rear, central heating radiator.

BEDROOM ONE 9' 10" x 14' 2" (3m x 4.32m) Having double glazed window to front, central heating radiator.

REAR GARDEN Having paved patio, lawned area, summerhouse to rear with solar panels, power and lighting.

AGENTS NOTE The property benefits from having solar panels which are owned by the owner.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:

Three - Good outdoor and in home

EE - Good outdoor, variable in home

Vodafone - Good outdoor

O2 - Variable outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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

Networks in your area:- Virgin Media, Openreach, 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.

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

