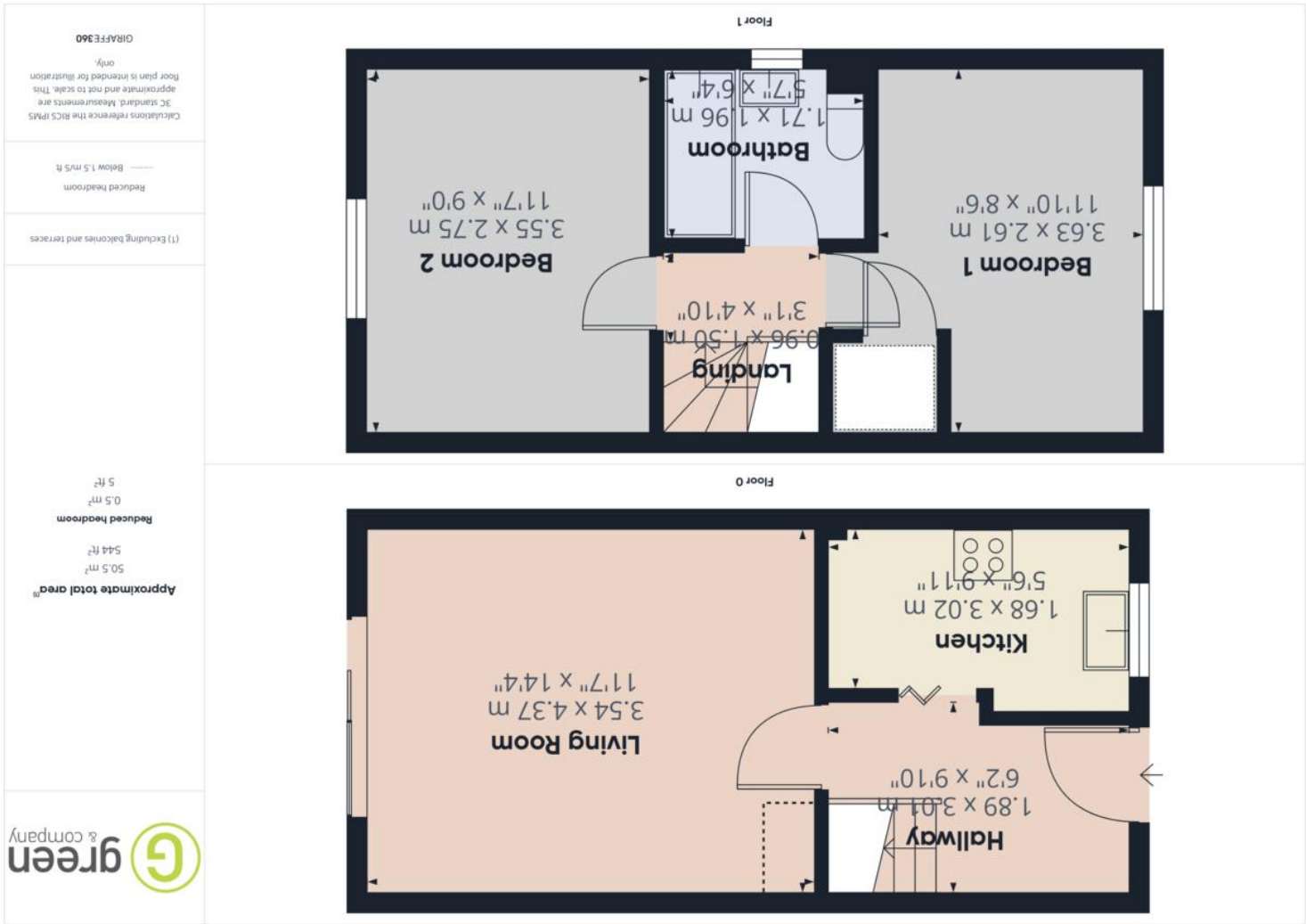


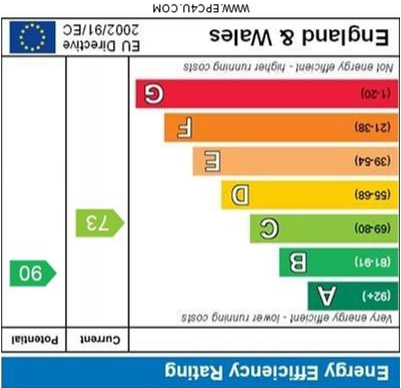
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- TWO BEDROOMS
- SEMI DETACHED
- LOUNGE
- KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE GLAZED
- CENTRAL HEATING



Winchester Close, Handsacre, Rugeley, WS15 4TP

£215,000



Property Description

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

Approach the property via path to the front door, garden to the fore with shrub and plant borders, spacious driveway offering off road parking for multiple vehicles, further garden area as the border.

Front door into:-

SPACIOUS HALLWAY With central heating radiator, stairs to the first floor and sliding door into:-

MODERN KITCHEN 11' 7" x 14' 4" (3.53m x 4.37m) Having wall and base units, work surfaces, sink with mixer tap, extractor, hob and oven, integrated fridge/freezer, integrated dishwasher, integrated washer dryer, double glazed window to front, integrated microwave, tiled flooring.

LOUNGE 6' 2" x 9' 10" (1.88m x 3m) Having double sliding patio doors leading out to the garden, central heating radiator.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 11' 10" x 8' 6" (3.61m x 2.59m) With double glazed window to rear, central heating radiator, wardrobes.

BEDROOM TWO 11' 7" x 9' (3.53m x 2.74m) Having double glazed window to front, central heating radiator and useful storage cupboard.

RECENTLY REFITTED BATHROOM 5' 7" x 6' 4" (1.7m x 1.93m) Part tiled, low level wc, wash hand basin with vanity, double glazed window to side, panelled bath with mixer shower over and tiled walls, central heating radiator.

GARDEN Having a paved patio area and water feature, shrub and plant borders, second patio to the rear, garden shed, side gated access.

Council Tax Band B - Lichfield

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

Mobile coverage for:

EE - Good outdoor and in-home

O2 and Vodafone - Good outdoor, variable in-home

Three - Variable outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 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:- Openreach, Lightspeed Broadband, 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

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