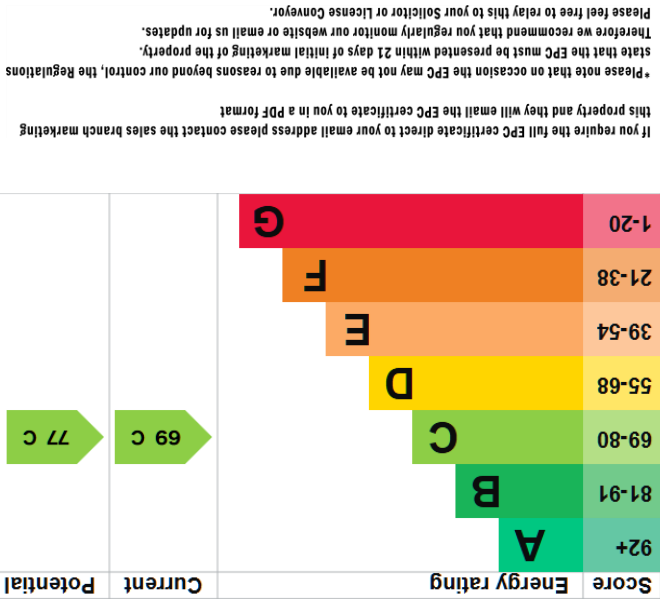


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Tamworth | 01827 68444 (option 1)



- BEAUTIFUL CORNER PLOT
- DRIVEWAY
- TANDEM GARAGE
- THREE BEDROOMS
- WET ROOM
- DELIGHTFUL REAR GARDEN



Farm Close, Perrycrofts, Tamworth, B79 8TU | Asking Price Of £250,000





## Property Description

A three bedroom semi detached, set in the prime location of Perry crofts, positioned a spacious corner plot with lawned fore-garden and garden to the side.

Approach via the driveway, front door into:-

ENCLOSED PORCH Further door into:-

SPACIOUS HALLWAY With stairs leading to first floor and central heating radiator.

SPACIOUS LOUNGE DINER 23' 5" x 12' 8" (7.14m x 3.86m) Having sliding doors to rear, two central heating radiators, double glazed window to front.

KITCHEN 11' 2" x 8' 10" (3.4m x 2.69m) With wall and base units and work surfaces, sink with mixer tap, tiled splash backs, space for cooker and fridge, door leading to the garden.

FIRST FLOOR LANDING Having doors off to bedrooms and wet room.

BEDROOM TWO 11' 4" x 9' 10" (3.45m x 3m) Having double glazed window to rear and central heating radiator.

BEDROOM ONE 10' 0" x 10' 5" (3.05m x 3.18m) Having double glazed window to front, fitted wardrobes and central heating radiator.

WET ROOM 5' 6" x 8' 7" (1.68m x 2.62m) Having low level wc, wash hand basin, two double glazed windows to rear, heated towel rail, electric shower.

BEDROOM THREE 8' 10" x 8' 2" (2.69m x 2.49m) Double glazed window to front, central heating radiator.

DELIGHTFUL REAR GARDEN Having patio area, shrub and plant borders, lawned area and garden shed and side gated access.

GARAGE 35' 9" x 7' (10.9m x 2.13m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Tamworth

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 79 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:- 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

\*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.

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444