

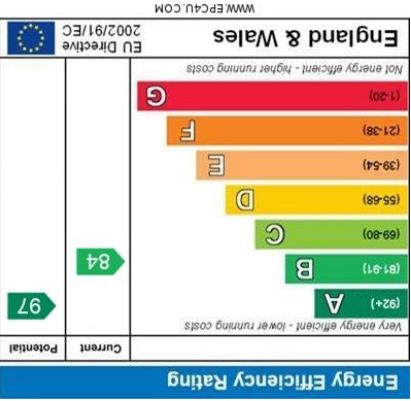
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- GUEST WC
- LOUNGE DINER
- KITCHEN
- LANDSCAPED GARDEN



Red Marl Way, Warton, Tamworth, B79 0JG

£225,000



Property Description

A beautifully presented modern two bedroom end of terrace with two parking spaces to the front and side gated access, front door leading into:-

SPACIOUS HALLWAY Stairs leading to first floor.

KITCHEN 7' 10" x 10' 8" (2.39m x 3.25m) Double glazed window to front, wall and base units, space for fridge, work surfaces, hob, oven, extractor, wood effect flooring.

GUEST WC Having low level wc, double glazed window to front, central heating radiator, pedestal wash hand basin and tiled splash backs.

SPACIOUS LOUNGE 14' 11" x 13' 2" (4.55m x 4.01m) Having French doors leading to the garden, double doors with double glazed windows, wood effect flooring and storage cupboard.

FIRST FLOOR LANDING Doors off to:-

FAMILY BATHROOM 7' 9" x 6' 9" (2.36m x 2.06m) With bath, shower over, tiled walls, pedestal wash hand basin, low level wc, central heating radiator and tiled splash back.

BEDROOM ONE 14' 11" x 7' 11" (4.55m x 2.41m) Having double glazed window to rear and central heating radiator.

BEDROOM TWO 14' 9" x 8' 9" (4.5m x 2.67m) Double glazed window to front and central heating radiator.

REAR GARDEN Having garden shed, side access, patio area and artificial lawn.

Council Tax Band C - North Warwickshire

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage for:

EE, O2 and Vodafone - Good outdoor

Three - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 39 Mbps.

Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps.

Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, 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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