

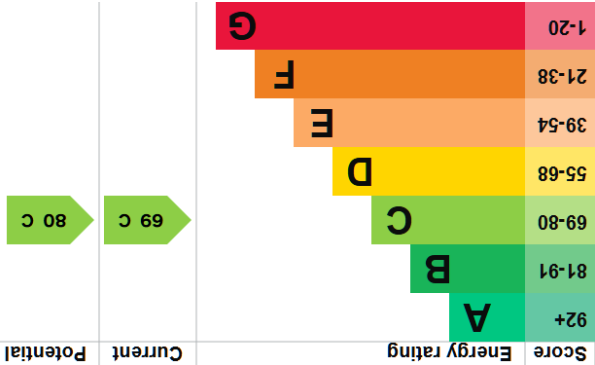
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- LARGE REAR GARDEN
- DINING ROOM
- LOUNGE
- KITCHEN
- DOWNSTAIRS BATHROOM



Tamworth Road, Two Gates, Tamworth, B77 1EG

£189,950



Property Description

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

A well presented three bedroom mid terrace set in the popular location of Two Gates.

Approach the property via the path to front door into:-

SPACIOUS DINING AREA 11' 8" x 12' 1" (3.56m x 3.68m) With double glazed window to front and central heating radiator, storage cupboard and door leading into:-

LOUNGE 10' 10" x 12' 0" (3.3m x 3.66m) Double glazed window to rear, stairs leading to first floor and central heating radiator.

KITCHEN 9' 11" x 7' 3" (3.02m x 2.21m) Having wall and base units and work surfaces, cooker, washing machine, double glazed window to side, central heating boiler and further area for fridge/freezer, double glazed door leading to side.

DOWNSTAIRS BATHROOM 5' 9" x 7' 4" (1.75m x 2.24m) With bath and shower over, low level wc, double glazed window to rear and wash hand basin.

FIRST FLOOR

BEDROOM ONE 11' 7" x 11' 11" (3.53m x 3.63m) Having double glazed window to front and central heating radiator and storage cupboard.

BEDROOM TWO 10' 5" x 8' 7" (3.18m x 2.62m) Double glazed window to rear and central heating radiator.

BEDROOM THREE 9' 11" x 7' 5" (3.02m x 2.26m) Double glazed window to rear and central heating radiator.

GARDEN Having paved patio area, lawned area and brick built shed to rear and side gated access.

Council Tax Band A - Tamworth

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

Mobile coverage for:

EE - Good outdoor

O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 140 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

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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