

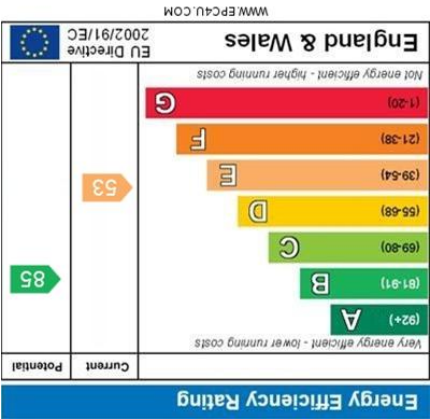
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

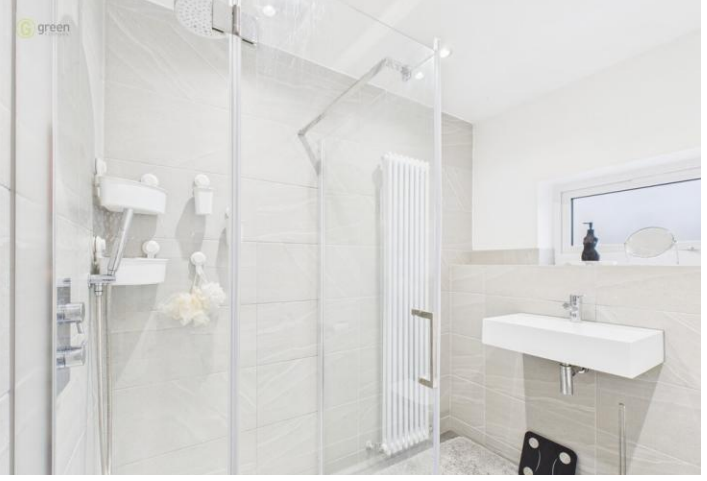


Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- IDEAL FIRST TIME BUY
- DRIVEWAY
- GARAGE
- NEWLY FITTED KITCHEN DINER
- SPACIOUS LOUNGE

Gresley, Tamworth, B77 2HN | Asking Price Of £220,000



Property Description

Gresley is a well presented three bedroom end terrace, garage, driveway and door into:-

ENCLOSED PORCH With door into:-

SPACIOUS HALLWAY With stairs leading to first floor.

GUEST WC With low level WC, wash hand basin.

LIVING ROOM 10' 11" x 15' 11" (3.33m x 4.85m) Oak door, double doors leading to garden, feature radiator and wood effect laminate flooring.

KITCHEN 17' 9" x 16' (5.41m x 4.88m) Newly fitted with a range of wall and base units and work surfaces, integrated hob, oven and extractor over, sink with mixer taps and double glazed window to front, integrated fridge freezer and dishwasher, laminate flooring, radiator.

BEDROOM ONE 13' 5" x 9' 8" (4.09m x 2.95m) With double glazed window to front and radiator.

BEDROOM TWO 12' 9" x 9' 2" (3.89m x 2.79m) With double glazed window to rear, wardrobe and radiator.

BEDROOM THREE 8' 7" x 6' 8" (2.62m x 2.03m) With double glazed window to rear and radiator.

SHOWER ROOM 6' 9" x 6' 2" (2.06m x 1.88m) Having double walk in shower with mixer shower over, tiled walls and flooring, feature radiator, wash hand basin and low level WC and LVT flooring, double glazed window to front.

REAR GARDEN Having decked patio area, lawned area and shrubs and plant borders.

GARAGE (unmeasured) Having up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band A - Tamworth

Predicted mobile phone coverage and broadband services at the property .

Mobile coverage for:

EE - Good outdoor, variable in-home

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.1 Mbps.

Broadband Type = Superfast Highest available download speed 62 Mbps.

Highest available upload speed 14 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.

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WANT TO SELL YOUR OWN PROPERTY?

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