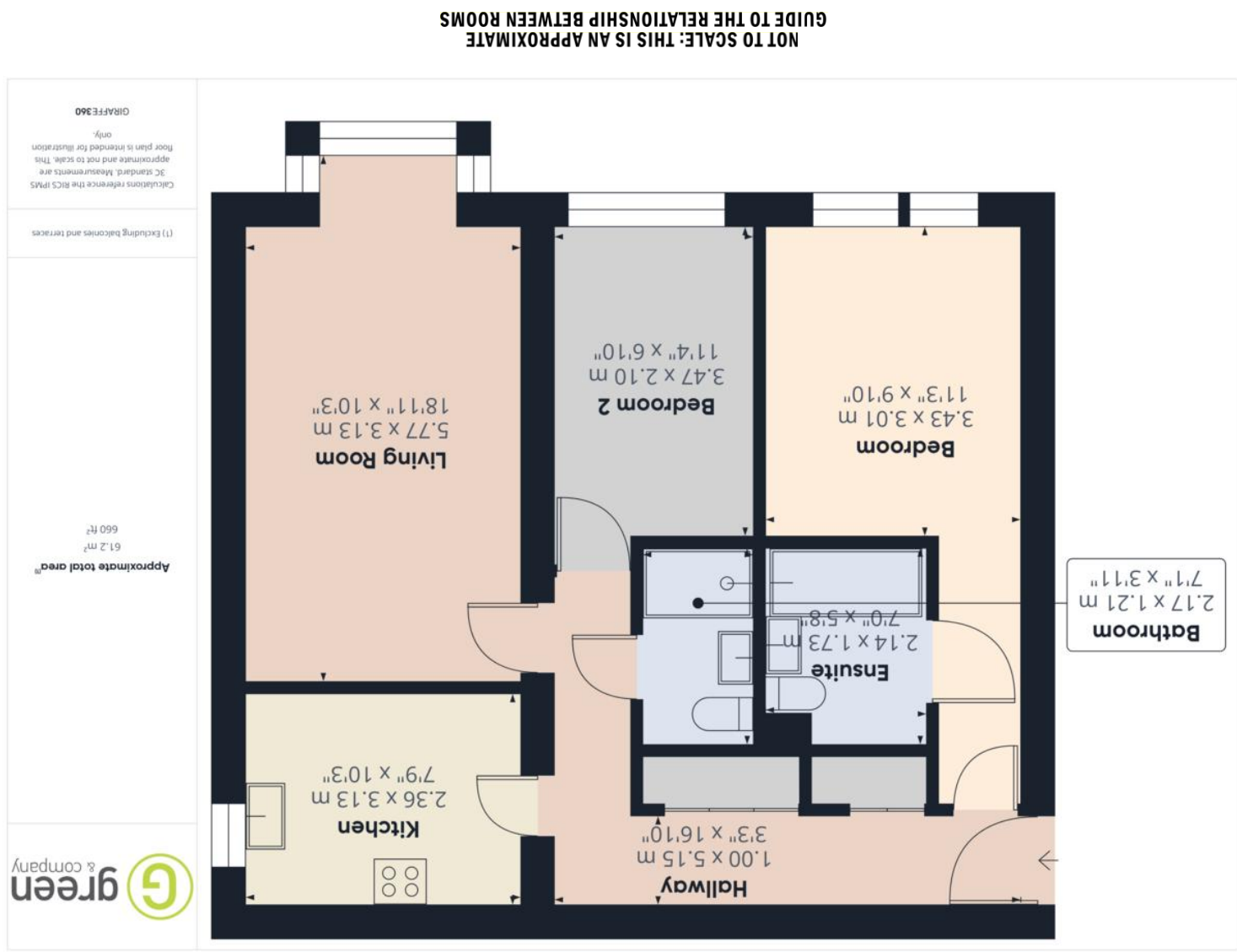




LEGAL READY

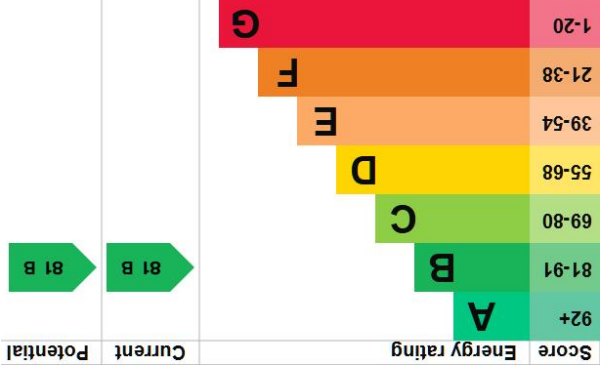
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyer.



Tamworth | 01827 68444 (option 1)



- SHOW HOME LUXURY APARTMENT
- GROUND FLOOR
- EN SUITE TO MASTER
- BREAKFAST KITCHEN
- DELIGHTFUL LOUNGE
- LUXURY BATHROOM



Flat Mair Court, Wigginton Road, Tamworth, B79 8RL | Offers Over £210,000



Property Description

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

A beautifully presented ground floor two bedroom luxury apartment with electric gated access to the secure car park at the rear with communal rear gardens. The property benefits from having a central vacuum that services all rooms. The property has its own entrance door into:-

HALLWAY Having doors off to:-

BEDROOM ONE 11' 3" x 9' 10" (3.43m x 3m) Two double glazed windows to front, central heating radiator, sliding fitted wardrobes.

EN SUITE Double walk-in shower with glazed screen, fully tiled to walls, pedestal wash hand basin, high level wc and heated towel rail.

BREAKFAST KITCHEN 7' 9" x 10' 3" (2.36m x 3.12m) Having a range of wall and base units with granite work surfaces, extractor, gas hob with integrated oven, dishwasher, plumbing for washing machine and integrated fridge/freezer, double glazed window to side, central heating boiler and spotlighting to the ceiling.

BEDROOM TWO 11' 3" x 6' 10" (3.45m x 2.08m) Having double glazed window to front and central heating radiator.

SPACIOUS LOUNGE 18' 11" x 10' 3" (5.77m x 3.12m) Double glazed windows to front and central heating radiator and has recently being carpeted and decorated throughout.

BATHROOM 7' 1" x 3' 11" (2.16m x 1.19m) Bath, low level wc, pedestal wash hand basin and heated towel rail.

The property benefits from having shutters throughout, smart meter, LED lights, bike shed to the outside and refuse cupboard

Council Tax Band C - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in-home

O2 and Vodafone - Good outdoor

Three - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 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

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 leasehold with approximately 108 years remaining. Service Charge is currently running at £1145 per annum and includes £250 per annum ground rent and is reviewed (to be confirmed). 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 Solicitors 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