

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)



- PERFECT FIRST TIME BUY
- DRIVEWAY
- GOOD SIZE BEDROOMS
- KITCHEN
- LOUNGE
- CONSERVATORY



Wordsworth Avenue, Leyfields, Tamworth, B79 8BZ | £170,000



Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

A three bedroom mid terrace with driveway.

Approach via the driveway having shrub and plant borders to front, front door into:-

ENTRANCE HALLWAY Stairs to the first floor.

SPACIOUS LOUNGE 11' 7" x 20' 10" (3.53m x 6.35m) Window to front, feature fireplace, central heating radiator and patio doors to the rear.

KITCHEN 6' 6" x 13' 9" (1.98m x 4.19m) With wall and base units, breakfast bar, space for cooker, double glazed door leading to conservatory and double glazed window to rear, under stairs storage cupboard, sink with mixer tap.

CONSERVATORY Double glazed and having doors leading out to the garden and tiled flooring.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 14' 2" x 9' 6" (4.32m x 2.9m) With double glazed window to rear and central heating radiator and sliding mirror fitted wardrobes.

BEDROOM TWO 9' 4" x 11' 0" (2.84m x 3.35m) Having double glazed window to front and central heating radiator.

BEDROOM THREE 8' 10" x 7' 11" (2.69m x 2.41m) Double glazed window to front and central heating radiator.

BATHROOM 7' 6" x 5' 7" (2.29m x 1.7m) Bath with shower over, tiled walls, low level wc, wash hand basin with vanity and double glazed window to rear.

REAR GARDEN With patio area and lawned area, brick built shed and shrub and plant borders.

Council Tax Band A - Tamworth

Predicted mobile phone coverage and broadband services at the property. Mobile coverage for:

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps.

Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 50 Mbps.

Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps.

Highest available upload speed 2000 Mbps.

Networks in your area:- Virgin Media, Lightspeed Broadband, Openreach

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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