

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



Tamworth | 01827 68444 (option 1)



- TWO BEDROOMS
- TOWN CENTRE
- TRADITIONAL PROPERTY
- MODERN KITCHEN
- MODERNISED BATHROOM
- REAR GARDEN

Dent Street, Tamworth, B79 7JL

£200,000

## Property Description

Dent Street is a well presented two bedroom mid terrace set in the town centre.

Approach the property via path to front door into:-

**FRONT RECEPTION ROOM** 10' 1" x 12' 9" (3.07m x 3.89m) With central heating radiator and double glazed window to front.

**SECOND RECEPTION ROOM** 15' 1" x 12' 10" (4.6m x 3.91m) Having stairs to first floor, spacious, wood effect flooring, double glazed window to rear and central heating radiator.

**MODERN REFITTED KITCHEN** 13' 2" x 6' 11" (4.01m x 2.11m) Wood effect work surfaces and tiled splashbacks, integrated sink with mixer tap, central heating radiator, double glazed windows to side and rear and space for cooker.

### FIRST FLOOR

**BEDROOM TWO** 9' 1" x 9' 8" (2.77m x 2.95m) Double glazed window to rear, central heating radiator and wood effect flooring.

**BEDROOM ONE** 10' 1" x 12' 11" (3.07m x 3.94m) Double glazed window to front, central heating radiator and wood effect flooring.

**BATHROOM** With storage cupboards, stainless steel towel rail, wash hand basin with vanity under, bath with mixer shower over, double glazed window to rear and low level WC.

**REAR GARDEN** Has patio area, lawned area and gated rear access for bins.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good outdoor and in home

O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 20Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 2000Mbps. Highest available upload speed 2000Mbps.

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.

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

### WANT TO SELL YOUR OWN PROPERTY?

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