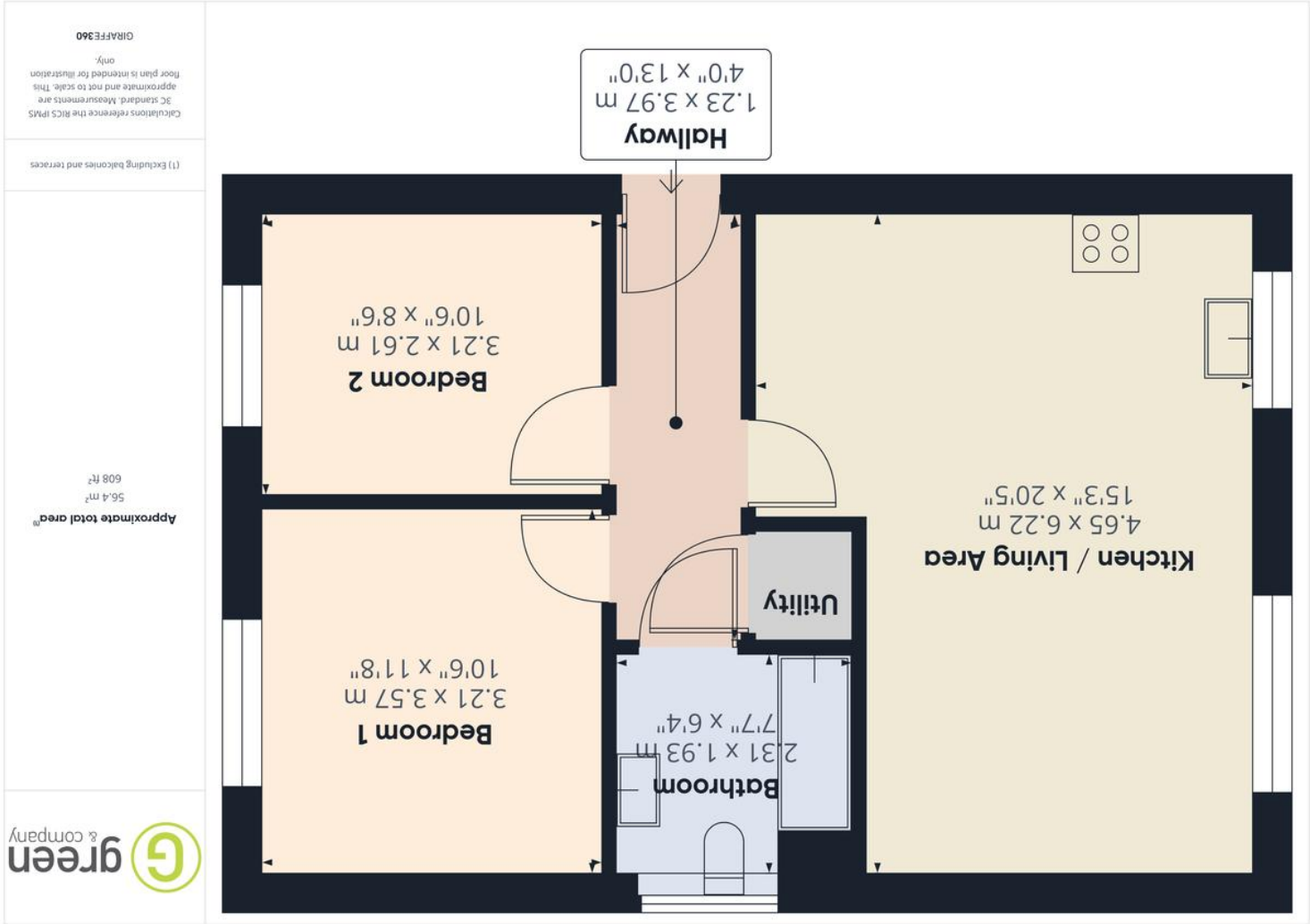


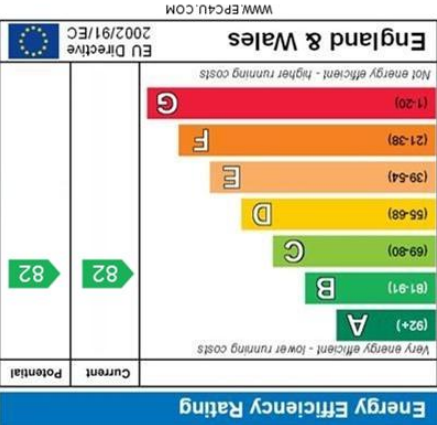
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- ALLOCATED & VISITOR PARKING SPACES
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- USEFUL UTILITY / STORE CUPBOARD
- READY TO MOVE IN TO



Arnside, Wensleydale, Wilnecote, Tamworth, B77 4PT

£169,950



Property Description

Located within this ever popular purpose built block this first floor apartment is accessed via a communal intercom door with stairs leading to the first floor. On entering the well maintained apartment you will find:-

ENTRANCE HALLWAY With intercom system, wood effect flooring, telephone point and gas radiator, cupboard having plumbing for washing machine and electric board and doors leading to:-

MODERN OPEN PLAN KITCHEN / LIVING / DINING AREA 15' 3" x 20' 5" (4.65m x 6.22m) With double glazed windows and two radiators. The lounge area is carpeted and is open to a dining area with wood effect flooring and a modern kitchen featuring a range of wall and base units, it also comprises an integrated fridge/freezer, gas oven and four burner gas hob with stainless steel back splash and extractor above. The boiler can also be found in the kitchen area neatly disguised by wall height cupboard.

BEDROOM ONE 10' 6" x 11' 8" (3.2m x 3.56m) Carpeted, double glazed window and radiator.

BEDROOM TWO 19' 8" x 8' 6" (6m x 2.59m) Carpeted, double glazed window and radiator.

BATHROOM 7' 7" x 6' 4" (2.31m x 1.93m) Having wood effect flooring, partly tiled walls, w.c, sink and bath with shower over, heated towel rail and double glazed window.

OUTSIDE The property features both allocated and visitor parking.

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE, O2 and Vodafone - Good outdoor and in-home
Three - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.
Broadband Type = Superfast Highest available download speed 271 Mbps. Highest available upload speed 41 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 leasehold with approximately 116 years remaining. Service Charge is currently running at £1,184.92 and is reviewed (to be confirmed). The Ground Rent is currently running at £150 per annum 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