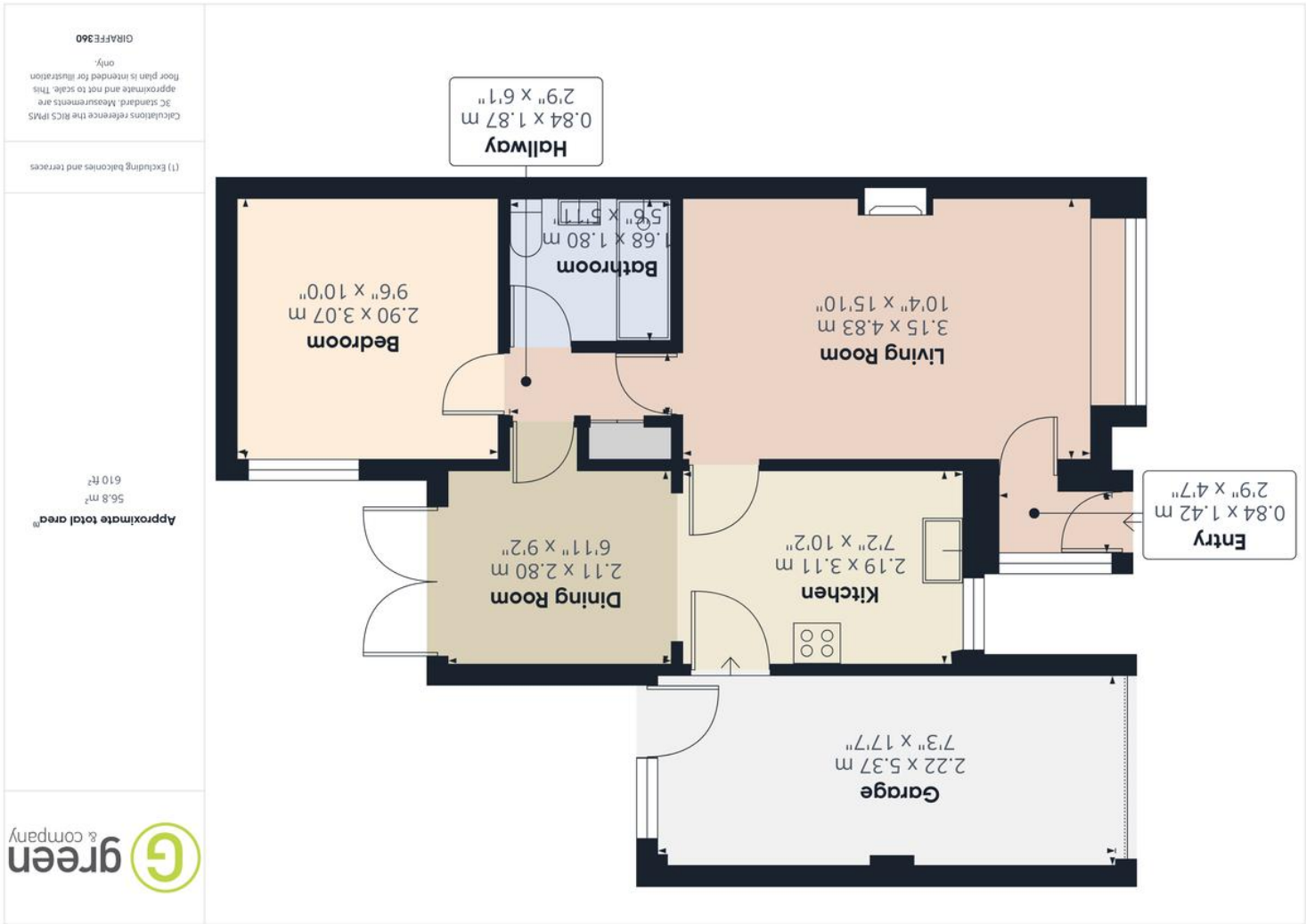


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.

Tamworth | 01827 68444 (option 1)

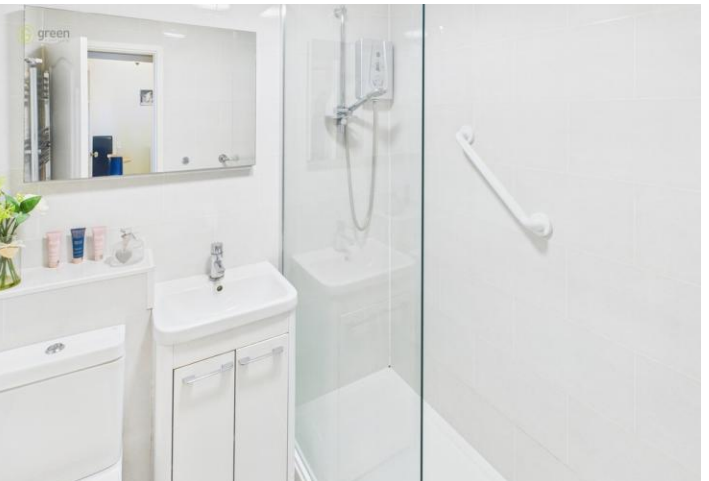
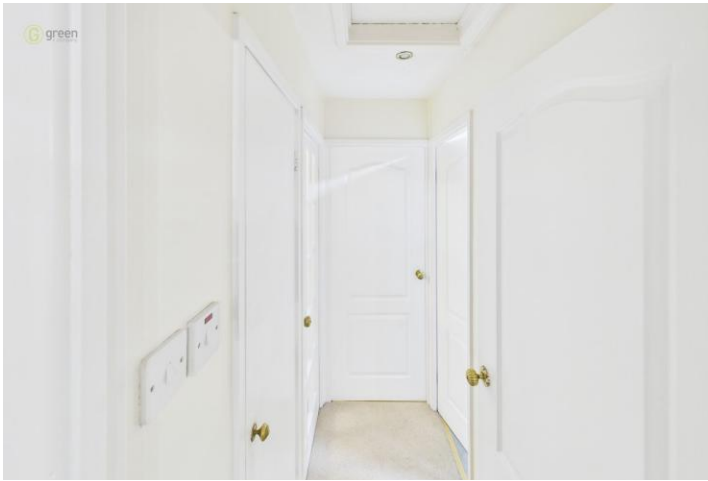


- NO UPWARD CHAIN
- OFF ROAD PARKING & GARAGE
- IMMACULATELY PRESENTED THROUGHOUT
- QUIET CUL DE SAC LOCATION
- OPEN PLAN KITCHEN DINER



Madox Close, Coton Green, Tamworth, B79 8LN

£240,000



Property Description

Ideally located on a quiet cul de sac on the even popular North side of Tamworth. A perfect home for anyone for looking to downsize. The home provides easy access to local amenities and public transport and outdoor lovers will enjoy the close proximity to Wigginton Park & Hopwas Woods. The property is currently one bedroom as the second bedroom was converted to a dining area. This configuration could quite easily be converted back should that layout suit the needs of the new owner.

LIVING ROOM 10' 4" x 15' 10" (3.15m x 4.83m) With double glazed window to the front, feature fireplace and radiator

KITCHEN 7' 2" x 10' 2" (2.18m x 3.1m) With a range of wall and base units and space for appliances and a door leading to the garage

DINING AREA 6' 11" x 9' 2" (2.11m x 2.79m) With patio doors leading out to the rear and a radiator

BEDROOM 9' 6" x 10' 0" (2.9m x 3.05m) With radiator and window to the side

SHOWER ROOM 5' 6" x 5' 11" (1.68m x 1.8m) With shower cubicle, w.c and sink with vanity beneath

GARAGE 7' 3" x 17' 7" (2.21m x 5.36m) Housing the boiler with a door leading to the rear garden
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Tamworth

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 22 Mbps.
Highest available upload speed 0.6 Mbps.
Broadband Type = Superfast Highest available download speed 77 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, Virgin Media, 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444