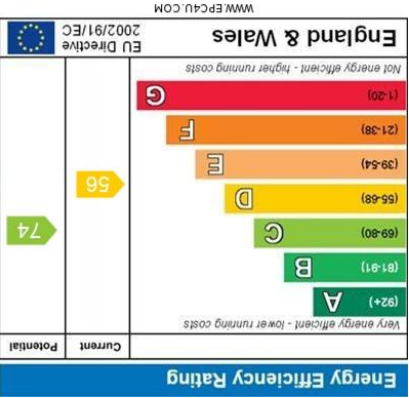




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyor.



Tamworth | 01827 68444 (option 1)



- GARAGE & OFF ROAD PARKING
- LARGE LOUNGE & FURTHER RECEPTION
- KITCHEN & SEPERATE UTILITY
- LARGE GARDEN WITH RAISED DECK



Brambling, Wilnecote, Tamworth, B77 5PP

£245,000



Property Description

Located close to a nursery, Wilnecote Junior and High schools, access to Wilnecote train station and other local amenities. This attractive three bedroom semi detached home occupies a great position within the cul de sac, with parking to the front and a garage.

PORCH Double glazed with feature wall and floor coverings, leading into:-

GOOD SIZED LOUNGE 15' 9" x 15' 2" (4.8m x 4.62m) Bay window to front, radiator beneath, feature gas fireplace and stairs rising to first floor, double doors lead through to:-

DINING ROOM 8' 5" x 8' 11" (2.57m x 2.72m) With rear facing door with access to the rear garden, radiator and further door into:-

KITCHEN 7' 0" x 10' 5" (2.13m x 3.18m) Rear facing window, a range of wall and base units, tiled splash back, space for appliances, useful store cupboard, opening leading to:-

SPACIOUS UTILITY AREA 8' 6" x 10' 8" (2.59m x 3.25m) With a door leading to the rear garden, sink drainer, boiler, a range of wall and base units, space for further appliances, door into garage.

FIRST FLOOR

BEDROOM ONE 9' 9" x 12' 2" (2.97m x 3.71m) Window to front, radiator.

BEDROOM TWO 9' 2" x 12' 2" (2.79m x 3.71m) Window to rear, radiator.

BEDROOM THREE 5' 11" x 9' 1" (1.8m x 2.77m) Window to front, radiator.

BATHROOM Bath with shower over, wc and sink, rear window and radiator.

REAR GARDEN Great sized garden for the family featuring a raised and fenced deck area with a gate and steps leading down to a patio and lawn area.

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 8 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps.

Highest available upload speed 19 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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444