





## Property Description

Overlooking greenery to the front and offering parking and a garage to the rear, this charming period cottage offers many original features whilst providing the new owner the scope to improve throughout.

ENTRANCE Featuring decorative tiling, door into:-

HALLWAY Stairs rising to the first floor and door into:-

RECEPTION ROOM 11' 10" x 12' 11" (3.61m x 3.94m) With double glazed windows to front and side aspects, feature brick fireplace with beam above and a log burner, large beam to the ceiling and spotlights.

SECOND RECEPTION ROOM 14' 2" x 13' 0" (4.32m x 3.96m) With double glazed window to front, open fire, beams to the ceiling and spotlights, radiator and useful under stairs cupboard.

SPACIOUS KITCHEN DINER 21' 11" x 9' 0" (6.68m x 2.74m) Having a range of wall and base units, built-in oven and hob with extractor over, tiled flooring, radiator, double glazed patio doors leading to the rear garden, beams to the ceiling, spotlights, door leading into:-

UTILITY ROOM 5' 5" x 7' 8" (1.65m x 2.34m) With space for appliances, boiler, door to rear garden, further door into:-

GROUND FLOOR BATHROOM 9' 6" x 9' 3" (2.9m x 2.82m) Featuring a corner bath, walk-in shower cubicle, low level wc, sink, double glazed window to side, tiled floor, beams to the ceiling, spotlights and a radiator.

### FIRST FLOOR

DUAL ASPECT BEDROOM 11' 3" x 13' 6" (3.43m x 4.11m) With double glazed windows overlooking the front and rear aspect of the property, back to brick on the walls, the room features a useful storage cupboard and radiator.

BEDROOM 0' 10" x 10' 2" (0.25m x 3.1m) Front facing double glazed window, radiator, beneath, access into loft space.

BEDROOM 9' 0" x 9' 1" (2.74m x 2.77m) Overlooking the rear of the property with double glazed window and radiator beneath, feature brick wall, access to loft space.

There is a further room, intended to be a bathroom partially plumbed allowing the new owner to choose their own use, there is a window to the side aspect and radiator.

Council Tax Band B - Tamworth

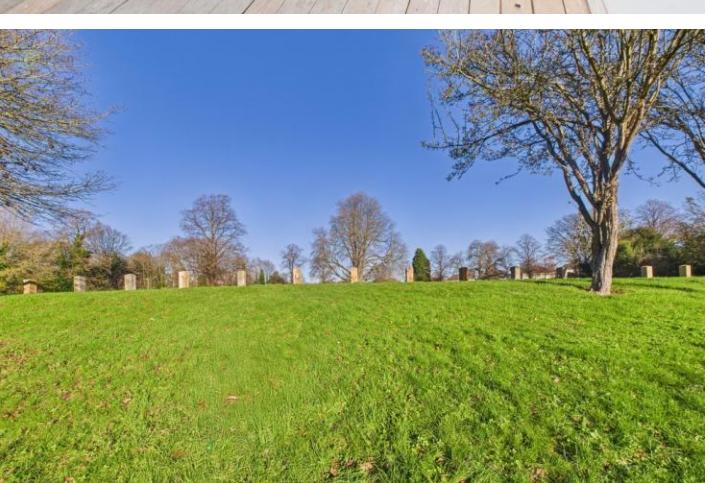
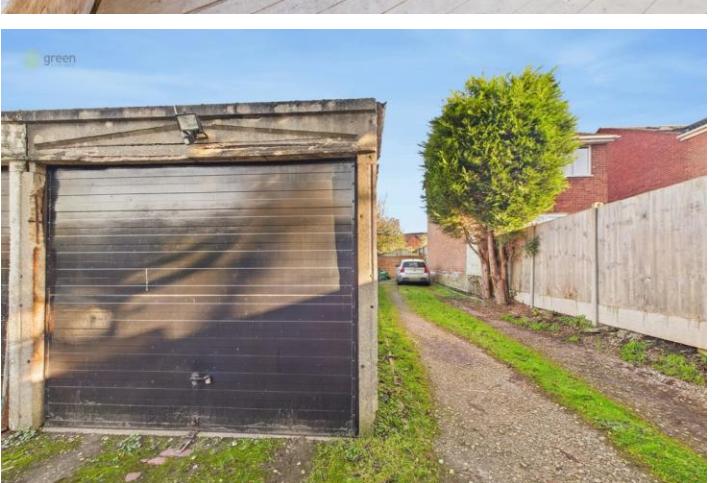
Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in-home

O2 - Good outdoor

Three and Vodafone - Good outdoor, variable in-home



### Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 149 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, Lightspeed Broadband, Virgin Media

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?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444