





## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

A beautifully presented two bedroom mid terrace property set on the lovely Barley Fields estate and built by Bellway Homes.

The property is approached via the parking space to the front and path that leads to the front door and opens into:-

### HALLWAY

**GUEST WC** Low level wc, double glazed window to front and central heating radiator.

**KITCHEN** 10' 10" x 8' 9" (3.3m x 2.67m) Wall and base units and work surfaces, fridge/freezer space, oven, gas hob and extractor over, plumbing for washing machine, sink with mixer tap and double glazed window to front.

**SPACIOUS LOUNGE** 14' 1" x 12' 4" (4.29m x 3.76m) Having double doors leading to the garden, herringbone wood effect flooring and central heating radiator.

### FIRST FLOOR LANDING

Having doors off to:-

**BEDROOM TWO** 9' 4" x 12' 4" (2.84m x 3.76m) Double glazed window to rear and central heating radiator.

**BEDROOM ONE** 8' 7" x 12' 5" (2.62m x 3.78m) Having double glazed window to front and central heating radiator and fitted wardrobe.

**BATHROOM** 6' 6" x 5' 7" (1.98m x 1.7m) Having low level wc, pedestal wash hand basin, tiled walls, panelled bath with electric shower over.

**REAR GARDEN** Landscaped with patio area, lawned area and shrub and plant borders.

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 54 Mbps.

Highest available upload speed 11 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