

## Property Description

Tucked away within a quiet cul de sac is this two bedroom mid terraced house featuring off road parking to the front.

ENTRANCE HALLWAY With a tiled floor, radiator and doors leading to:

KITCHEN With a front facing window, radiator, a range of wall and base units, extractor fan, wall mounted central heating boiler and space for appliances

LOUNGE With 2 x radiators, patio doors leading to the rear garden and stairs rising to the first floor

FIRST FLOOR LANDING With loft access and doors leading to:

BEDROOM 1 With a front facing window and radiator beneath and a useful over stairs cupboard

BEDROOM 2 With a rear facing window and a radiator

BATHROOM With a panelled bath with shower over, low level w.c, sink, radiator and an over stairs cupboard

REAR GARDEN Mainly laid to patio with shrub and tree borders

Council Tax Band B - Tamworth

Utility Supply

Electric - Mains

Gas - Mains

Water - Mains

Heating - Gas central heating

Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property. Mobile coverage for:

EE - Good outdoor and in-home  
O2, Three and Vodafone - Variable outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps.

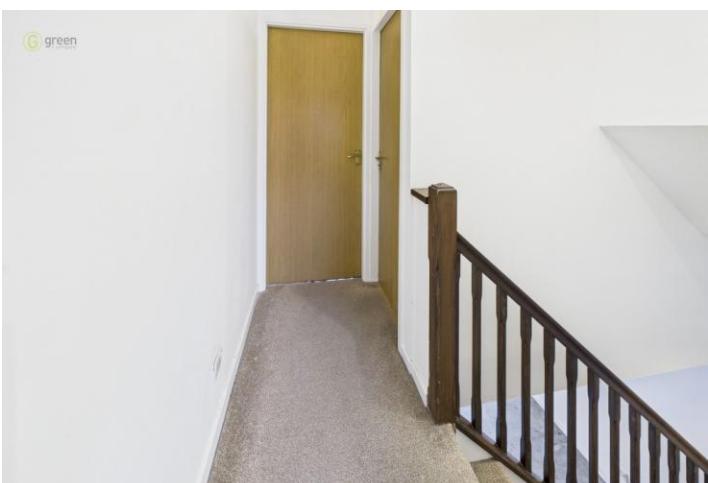
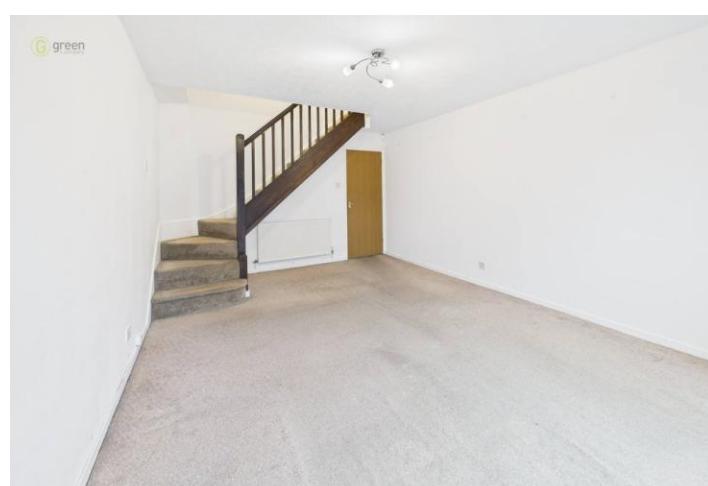
Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 57 Mbps.

Highest available upload speed 9 Mbps.

Networks in your area:- 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.

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