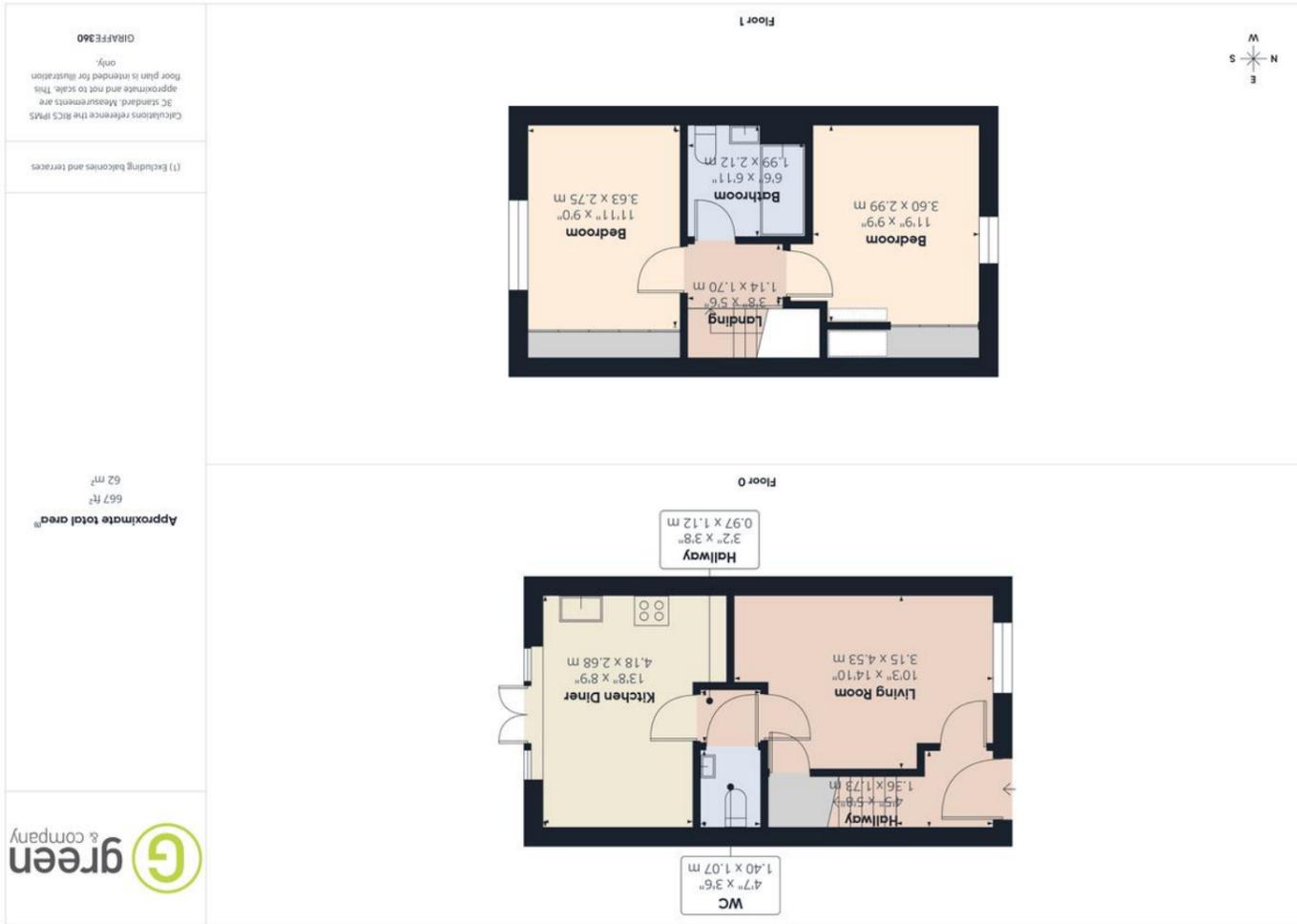


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

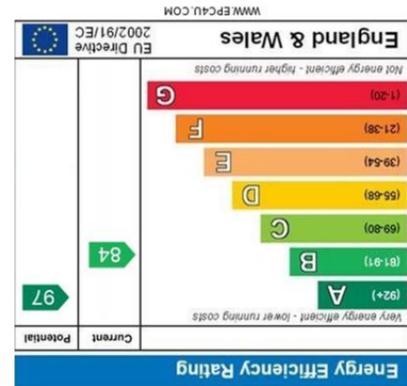


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



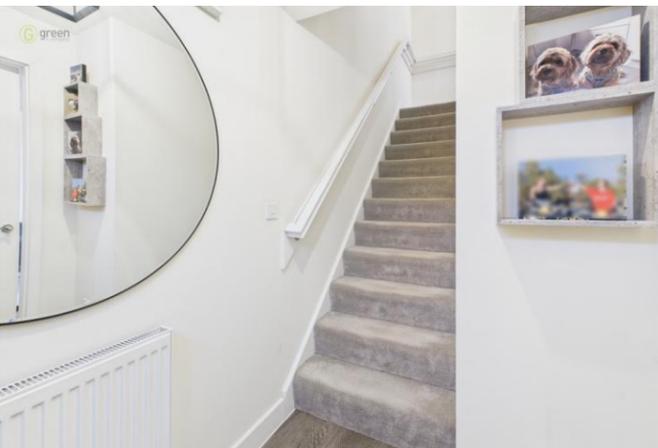
Tamworth | 01827 68444 (option 1)



- GREAT PLOT SIZE
- PARKING FOR TWO CARS
- SPACIOUS KITCHEN DINER
- EV CHARGING POINT
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- LOW MAINTENANCE GARDENS WITH ASTRO TURF

Mill Grove, Arkall Farm, Tamworth, B79 0GF

Asking Price Of £270,000



Property Description

Located on the ever popular Arkall Fam development this lovely two bedroom semi detached home occupies a great size plot. Benefitting from two parking spaces to the front on a block paved driveway, an electric charging point and high quality Astro turf lawn.

On entering the property is a hallway.

HALLWAY With radiator, stairs rising to first floor and door into:-

LOUNGE 10' 3" x 14' 10" (3.12m x 4.52m) Having front facing window, two radiators, useful under stairs storage cupboard, door into:

SMALL PASSAGEWAY Leading to:-

GUEST CLOAKROOM Having low level wc, sink and radiator, further door leading to:-

SPACIOUS KITCHEN DINING ROOM 13' 8" x 8' 9" (4.17m x 2.67m) With a range of wall and base units with LED lights beneath, radiator, built-in oven, hob and extractor with integrated microwave, space for further appliances, doors leading to rear garden.

FIRST FLOOR LANDING With loft access, the loft features a pull down ladder.

BEDROOM ONE 11' 9" x 9' 9" (3.58m x 2.97m) Having front facing window, radiator beneath, built-in wardrobes.

BEDROOM TWO 11' 11" x 9' 0" (3.63m x 2.74m) Rear facing window, radiator beneath, built-in wardrobes.

BATHROOM 6' 6" x 6' 11" (1.98m x 2.11m) With bath with shower over, low level wc, sink, radiator and extractor.

REAR GARDEN Mainly laid to high quality Astro turf lawn with patio area and access via a gate to the front of the property.

Council Tax Band B - Lichfield

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 and Vodafone - Good outdoor and in-home

O2 and Three - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest

available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest

available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest

available upload speed 900 Mbps.

Networks in your area:- OFNL, 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 Solicitor 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 PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444