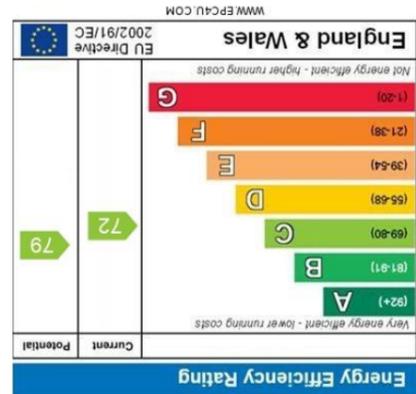


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- TWO RECEPTION ROOMS
- TWO GOOD SIZED BEDROOMS
- SIDE ACCESS TO THE REAR
- LARGE LOW MAINTENANCE GARDEN
- IDEAL FIRST HOME



Fenn Street, Tamworth, B77 2LP

£179,950



Property Description

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

Featuring on road parking to the front and gated access to the rear garden, this semi detached home offers:

SPACIOUS LOUNGE 14' 0" x 13' 10" (4.27m x 4.22m) With a useful under stairs cupboard and two radiators, with stairs rising to the first floor and a door leading to:-

SECOND RECEPTION ROOM 7' 9" x 9' 1" (2.36m x 2.77m) With a window overlooking the rear garden, radiator, door leading to the side entry way and archway into:-

KITCHEN 5' 7" x 9' 10" (1.7m x 3m) With a rear facing window, a range of wall and base units, built-in oven, gas hob with extractor over, built-in fridge and freezer, space for a washing machine.

FIRST FLOOR LANDING Having radiator and doors leading to:-

BATHROOM 4' 3" x 6' 8" (1.3m x 2.03m) With a rear facing window, bath with shower over, low level wc, sink and heated towel rail.

BEDROOM TWO 9' 5" x 9' 10" (2.87m x 3m) Rear facing window, radiator, access to the loft.

BEDROOM ONE 14' 0" x 11' 1" (4.27m x 3.38m) Front facing window, radiator, storage cupboard housing the boiler.

REAR GARDEN Having paved patio area, a lawned area and a raised decked area at the bottom of the garden with access to a brick built shed.

Council Tax Band A - Tamworth

Predicted mobile phone coverage and broadband services at the property .

Mobile coverage for:

EE and O2 - Good outdoor

Three - Good outdoor and in-home

Vodafone - Good outdoor, variable in-home

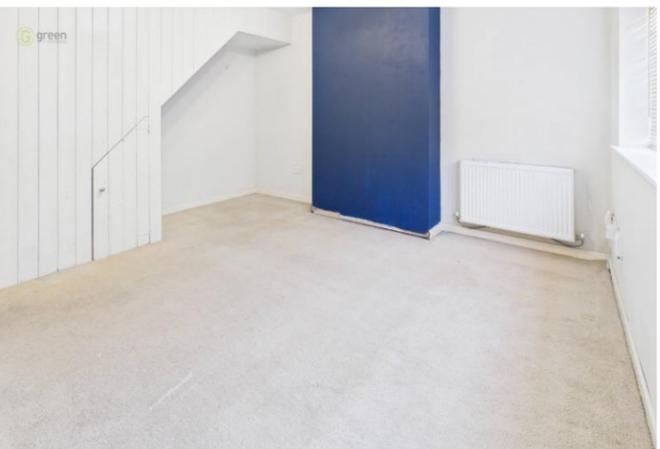
Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 178 Mbps. Highest available upload speed 24 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband



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?

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