



LEGAL READY

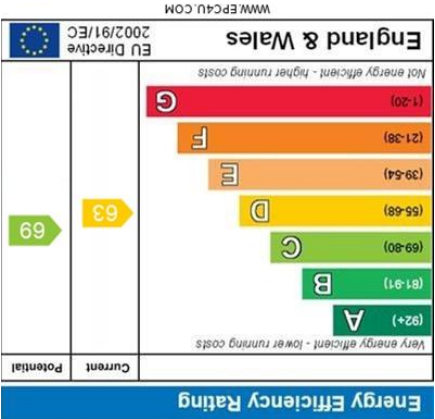
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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 Conveyor.



Tamworth | 01827 68444 (option 1)



- CANAL SIDE
- DOUBLE DRIVEWAY
- LOUNGE
- KITCHEN
- CONSERVATORY
- SHOWER ROOM



Somerset Close, County Drive, Tamworth, B78 3XH | £190,000



Property Description

A beautifully positioned two bedroom mid terrace situated on the popular County Drive.

Approach via path leading to front door with lawned area to fore.

SPACIOUS HALLWAY Further door into:-

LOUNGE 11' 10" x 14' 2" (3.61m x 4.32m) With double glazed windows to front and rear, stairs leading to the first floor, feature fireplace and central heating radiator, opens out to:-

BREAKFAST KITCHEN 11' 11" x 7' 10" (3.63m x 2.39m) With double glazed window to front, door leading into conservatory, a range of wall and base units and work surfaces, plumbing for washing machine, space for fridge.

CONSERVATORY 8' 5" x 17' 7" (2.57m x 5.36m) With double glazed and half brick built and double doors leading out to the garden and tiled flooring.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 8' 8" x 11' 9" (2.64m x 3.58m) With double glazed window to front, double glazed window to rear and central heating radiator.

BEDROOM TWO 6' 6" x 10' 4" (1.98m x 3.15m) Double glazed window to rear and central heating radiator.

SHOWER ROOM 5' 4" x 7' 5" (1.63m x 2.26m) With double walk-in shower with tiled walls, low level wc, pedestal wash and basin.

PARKING to the side of the property with two parking spaces and is block paved and path leading to gate given rear access to the garden.

GARDEN With garden shed, lawned area, shrub and plant borders.

Council Tax Band C - Tamworth

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage for:
EE and Three - Variable in-home, good outdoor
O2 and Vodafone - Good in-home and outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 114 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, 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444