

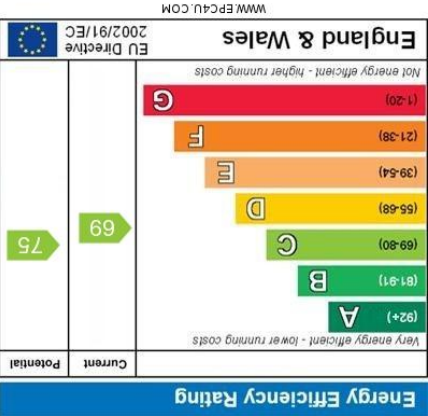
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- One bedroom maisonette
- First floor
- Communal Gardens
- Allocated parking
- No onward chain
- EPC rated C



Exeter Drive, Tamworth, B79 7YQ

£95,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Being sold with no onward chain, this one bedroom first floor maisonette with communal gardens and one allocated parking space would make an ideal first time purchase or investment opportunity. (EPC ENERGY RATED C.)

LANDING Stairs rising to first floor landing with two built in cupboards and access to loft space.

LOUNGE 14' 7" x 9' 2" (4.44m x 2.79m) with window to the front aspect, feature fire place, electric heater and open plan into kitchen area.

BEDROOM 11' 7" x 9' 2" (3.53m x 2.79m) with window to the rear aspect, electric heater and built in double wardrobe.

KITCHEN AREA 10' 0" x 5' 4" (3.05m x 1.63m) a range of wall and base units with built in oven and space for appliances. sink unit and drainer and tiled splash backs, window to front aspect.

BATHROOM A white three piece suite comprising low level flush w.c, pedestal wash hand basin, bath with electric shower over and obscure glazed window to rear aspect.

OUTSIDE There is one allocated parking space and lawned communal garden area.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 77 years remaining. Service Charge is currently running at £475 per annum and Ground Rent is currently running at £50 per annum. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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