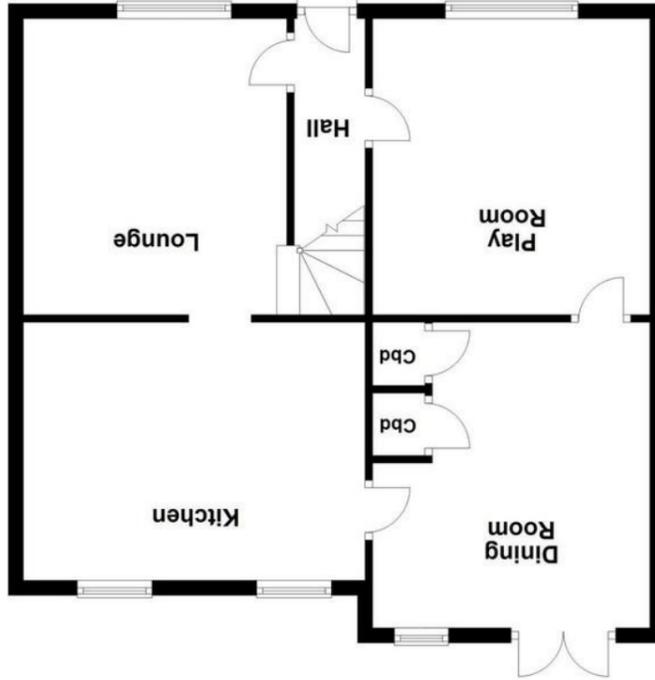


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



First Floor



Ground Floor

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)



- CHARACTER PROPERTY
- TOWN CENTRE LOCATION
- NEW ROOF
- BREAKFAST KITCHEN
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO THE TRAIN

Albert Road, Tamworth, B79 7JS

£259,950



Property Description

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

Deceptively spacious throughout, the property benefits from a lounge, sitting room and dining room as well as a stylish kitchen/breakfast room and to the first floor can be found three bedrooms and a family bathroom. The rear garden is currently a 'work in progress' by the current owners.

LOUNGE 13' x 12' (3.96m x 3.66m) Double glazed windows to the front, wood effect laminate flooring, brick feature fire place, ceiling light, power points, radiator.

DINING ROOM 13' x 11' 10" (3.96m x 3.61m) Double glazed windows to the front, wood effect laminate flooring, feature fire place, ceiling light, power points, radiator.

KITCHEN/BREAKFAST ROOM 14' x 11' 4" (4.27m x 3.45m) Double glazed windows to the rear, stunning Parque flooring, a range of stylish wall and base units, ceiling light, power points, radiator.

SITTING ROOM 13' 5" x 12' 2" (4.09m x 3.71m) Double doors leading to rear garden, Parque flooring, ceiling light, power points.

BEDROOM ONE 13' x 12' (3.96m x 3.66m) Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

BEDROOM TWO 11' 3" x 7' 3" (3.43m x 2.21m) Double glazed windows to the rear, carpet to floor, ceiling light, power points, radiator.

BEDROOM THREE 9' 7" x 7' 8" (2.92m x 2.34m) Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

BATHROOM 11' 4" x 6' 4" (3.45m x 1.93m) Stylishly decorated with double glazed windows to the rear, ceramic tiled flooring, walk-in shower cubicle, roll-top bath, chrome heated towel rail, wash hand basin, low flush w.c.

REAR GARDEN Paved patio area and lawned area.

Council Tax Band D - Tamworth Borough Council

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

Mobile coverage - voice and data likely available for Three and O2, limited for EE and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps. Networks in your area - Openreach, Virgin Media

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

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