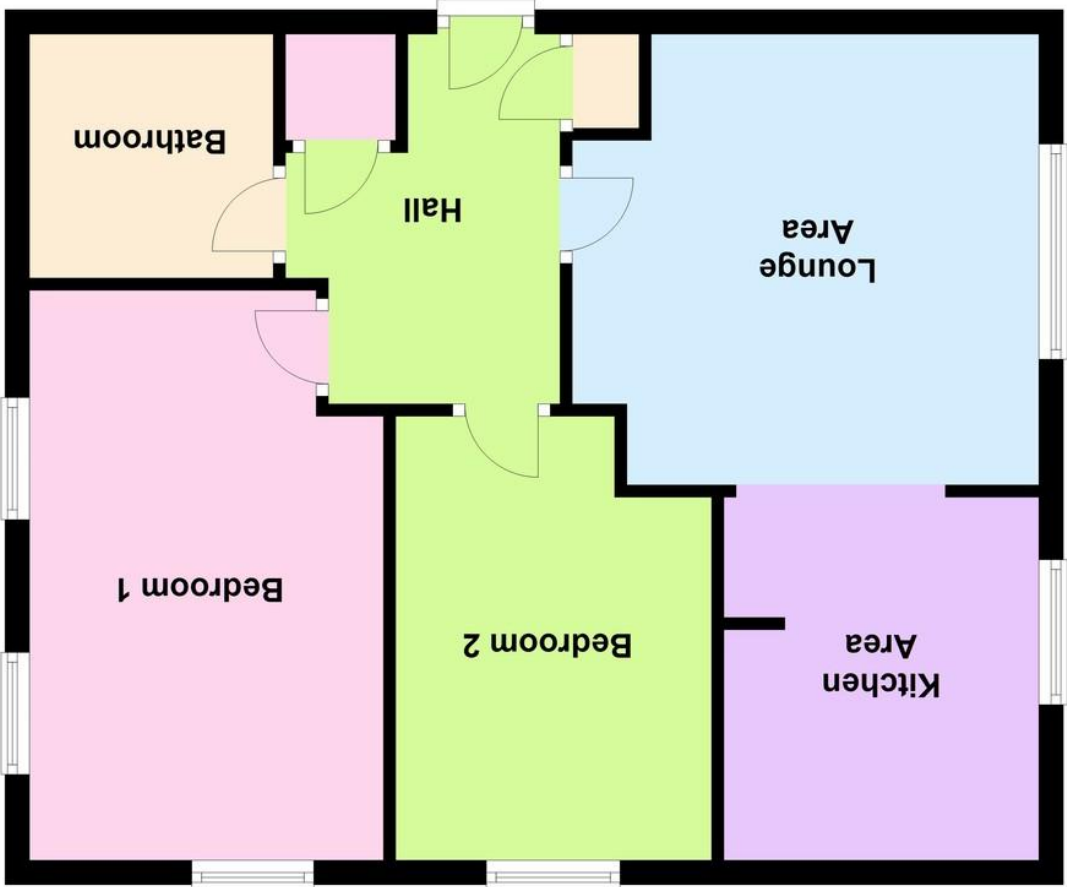


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

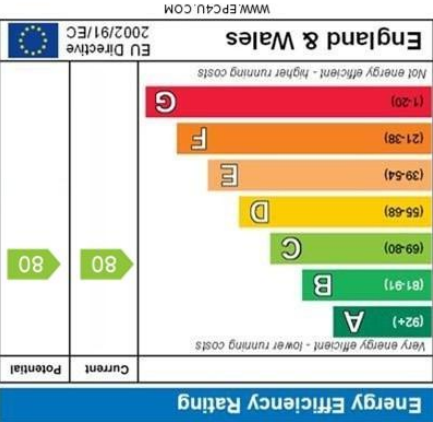


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- EXCELLENT LOCATION
- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- COMMUNAL GARDENS TO REAR
- ALLOCATED PARKNG SPACES



Birchfield Close, Two Gates, Tamworth, B77 1GY

£160,000





## Property Description

This FABULOUS GROUND FLOOR TWO BED APARTMENT is perfect for first time buyers, investors or home owners looking to downsize and offers easy access to all COMMUTER ROUTES. BEAUTIFULLY PRESENTED, the property in brief comprises of hallway, living area, kitchen area, two bedrooms and a bathroom. The property comes with two allocated parking spaces and has easy access to the communal gardens at the rear.

**LIVING AREA** 11' 7" x 13' 5" (3.53m x 4.09m) Carpeted, double glazed window to the front, ceiling light, power points, radiator.

**KITCHEN AREA** 9' 8" x 8' 6" (2.95m x 2.59m) Range of wall and base units, double glazed window to the front, built-in oven and gas hob, stainless steel sink and drainer, ceiling light, stainless steel extractor, power points.

**BEDROOM ONE** 15' 4" x 9' (4.67m x 2.74m) Carpeted, double glazed window to the rear and side, power points, ceiling light, radiator.

**BEDROOM TWO** 10' 11" x 9' (3.33m x 2.74m) Carpeted, double glazed window to the side, ceiling light, power points, radiator.

**FAMILY BATHROOM** 6' 6" x 6' 6" (1.98m x 1.98m) Carpeted, part tiled walls, sink, radiator, low level wc, bath with shower over, ceiling light.

**OUTSIDE** There are two allocated parking spaces with the property.

There are communal lawned gardens to the rear.

Council Tax Band B - Tamworth Borough Council

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

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

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 110 years remaining. Service Charge is currently running at £750 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £150 per annum and is reviewed (to be confirmed). 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.

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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444