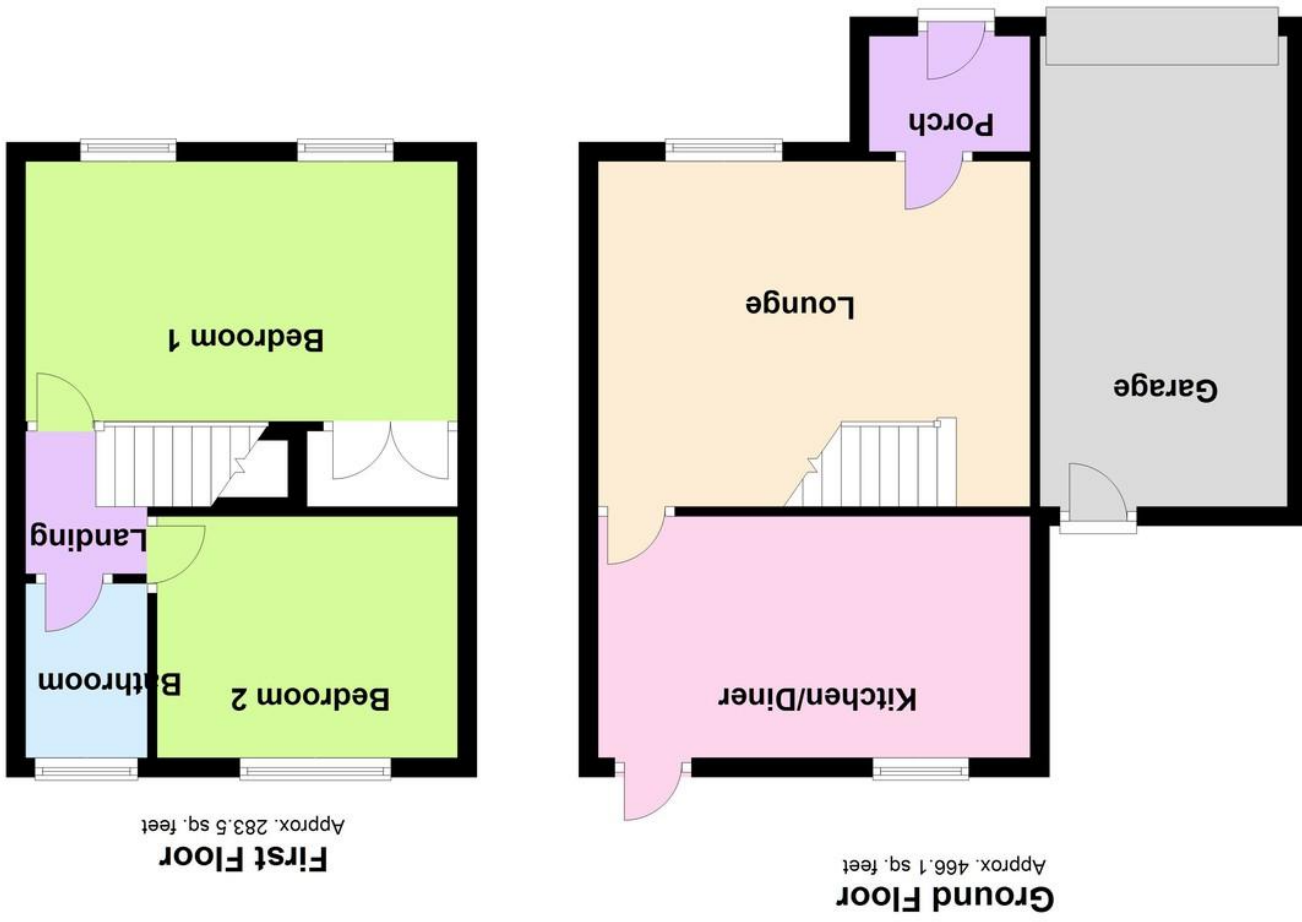
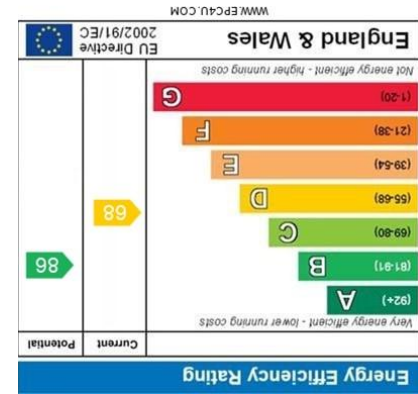


Total area: approx. 749.5 sq. feet
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



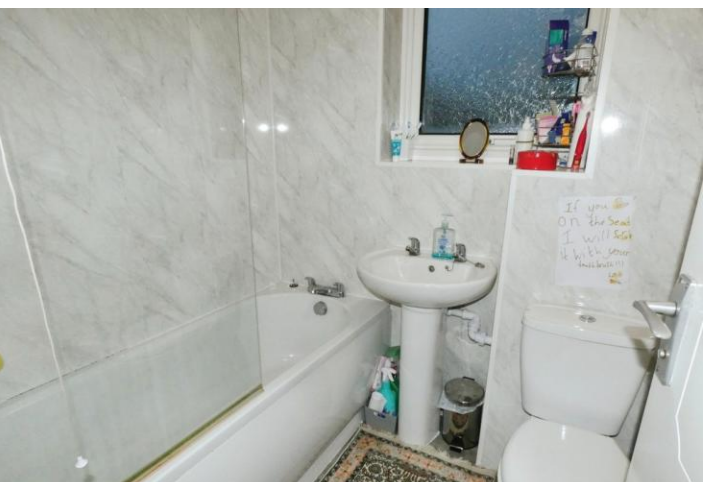
Tamworth | 01827 68444 (option 1)



- NO UPWARD CHAIN
- TWO BEDROOMS
- DRIVEWAY
- GARAGE
- LOUNGE
- KITCHEN DINER

Lowforce, Wilnecote, Tamworth, B77 4LU

Offers in excess of
 £190,000



Property Description

Two bedroom end of terrace with driveway and garage.

Approach via the driveway, lawned fore-garden, door into:-

HALLWAY Door into:-

LOUNGE 13' x 13' (3.96m x 3.96m) Stairs leading to the first floor, central heating radiator, double glazed window to front.

KITCHEN 9' 3" x 13' 1" (2.82m x 3.99m) With wall and base units, work surfaces, cooker, double glazed window to rear and door to garden, plumbing for washing machine.

FIRST FLOOR

BATHROOM Low level wc, bath with electric shower, double glazed window to rear and pedestal wash hand basin.

BEDROOM TWO 8' 6" x 6' 8" (2.59m x 2.03m) With fitted wardrobe, double glazed window to rear and central heating radiator.

BEDROOM ONE 13' 2" x 9' 8" (4.01m x 2.95m) With fitted wardrobes, double glazed window to front, central heating radiator.

GARAGE 7' 10" x 23' 3" (2.39m x 7.09m) Having power and lighting, up and over door.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Being paved with lawned area.

Council Tax Band B - Tamworth

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 2 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, Openreach

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.

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 currently Leasehold however we have been informed by the vendors the property will be Freehold upon completion. 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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444