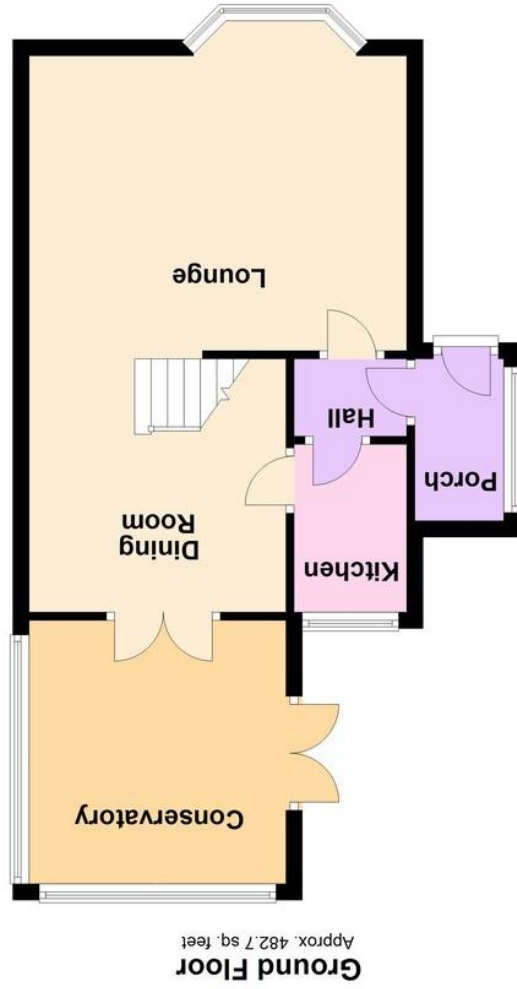
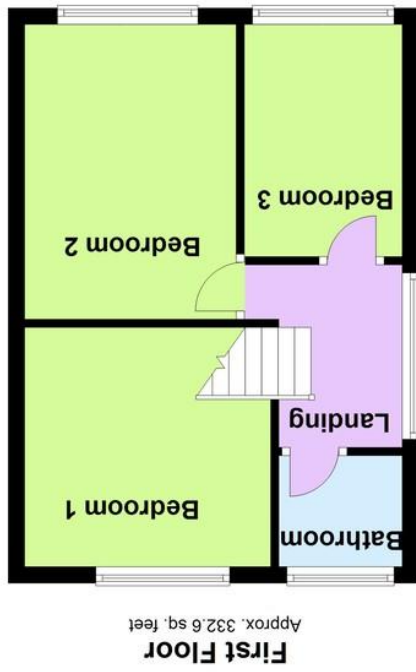
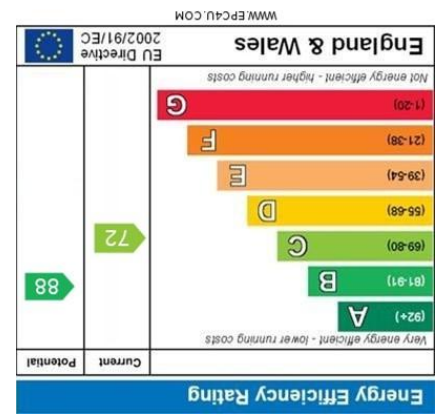


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
Total area: approx. 815.3 sq. feet



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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....Date .....



- THREE BEDROOMS
- SPACIOUS DRIVEWAY
- EASY ACCESS TO M42
- LARGE REAR GARDEN
- SEPARATE DINING ROOM
- DELIGHTFUL LOUNGE

2 Tanhill, Wilnecote, Tamworth, B77 4LF | Asking Price Of £250,000



## Property Description

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

A well presented three bedroom semi detached set in a prime location with excellent transport links, easy access to the M42 and good schools. Being sold with no upward chain.

Approach the property via block paved driveway with lawned fore-garden and front door into:-

PORCH Further door into hallway.

HALLWAY Storage cupboard and door into the kitchen.

KITCHEN 8' 7" x 7' (2.62m x 2.13m) Having a range of wall and base units and work surfaces, sink with mixer taps, dishwasher space, double glazed window to rear, central heating boiler, space for cooker, space for fridge, door leading into:-

DINING AREA 10' 6" x 7' 11" (3.2m x 2.41m) Having laminate flooring, central heating radiator, stairs leading to the first floor and open to:-

LOUNGE 15' 1" x 10' 10" (4.6m x 3.3m) With double glazed bay window to front, central heating radiator, electric feature fireplace.

CONSERVATORY 7' 8" x 12' 9" (2.34m x 3.89m) Double glazed and half brick built with central heating radiator, double doors leading into the garden.

GARDEN Large garden with paved patio areas, garden shed and lawned areas.

FIRST FLOOR LANDING Double glazed window to side.

BATHROOM With double glazed window to rear, low level wc, pedestal wash hand basin, electric shower over bath, tiled walls and central heating radiator.

BEDROOM ONE 8' 8" x 10' 7" (2.64m x 3.23m) Double glazed window to rear, central heating radiator.

BEDROOM TWO 11' 1" x 9' 3" (3.38m x 2.82m) With central heating radiator and double glazed window to rear.

BEDROOM THREE 8' 4" x 6' 2" (2.54m x 1.88m) Double glazed window to front, central heating radiator.

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 1 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 18 Mbps.

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

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 85 years remaining. Service Charge is currently running at £0. The Ground Rent is currently running at £60 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

