





## Property Description

\*\*\* DRAFT FETAILS - A WAITING VENDOR APPROVAL \*\*\*

In brief the property comprises; Entrance hall, lounge, kitchen, dining room, conservatory, three bedrooms and a family bathroom. To the front of the property is parking for two vehicles and to the rear of the property is an enclosed garden.

**LOUNGE** 16' x 11' 10" (4.88m x 3.61m) Engineered oak flooring, double doors to conservatory, feature fire place, double glazed window to rear, radiator, power points.

**KITCHEN** Double glazed windows to front, ceramic tiled floor, wall and base units, built in oven and hob, plumbing for washing machine, tiled splash back.

**DINING ROOM** 16' 11" x 8' 2" (5.16m x 2.49m) Double glazed window to rear, ceramic tiled floor, power points, radiator.

**CONSERVATORY** Door to side, ceramic tiled floor, wall lights.

**BEDROOM ONE** 11' 4" x 6' 9" (3.45m x 2.06m) Double glazed windows to rear, wood effect laminate floor, radiator, power points.

**EN SUITE** Wood effect laminate flooring, walk in shower, low flush w/c, radiator, sink, double glazed windows to rear, part tiled walls.

**BEDROOM TWO** 11' 4" x 6' 9" (3.45m x 2.06m) Double glazed windows to front, wood effect laminate floor, power points, radiator.

**BEDROOM THREE** 11' 4" x 8' 4" (3.45m x 2.54m) Double glazed windows to front, wood effect laminate floor, power points, radiator.

**BATHROOM** 9' 1" x 5' 6" (2.77m x 1.68m) Double glazed windows to side, wood effect laminate floor, bath with overhead shower, sink, low flush w/c, radiator, built in cupboard, down lights.

**GARDEN** Patio area, lawn, mature boarders.

Council Tax Band B - Tamworth Borough Council

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

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



### Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps.

Highest available upload speed 0.9 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 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.

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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