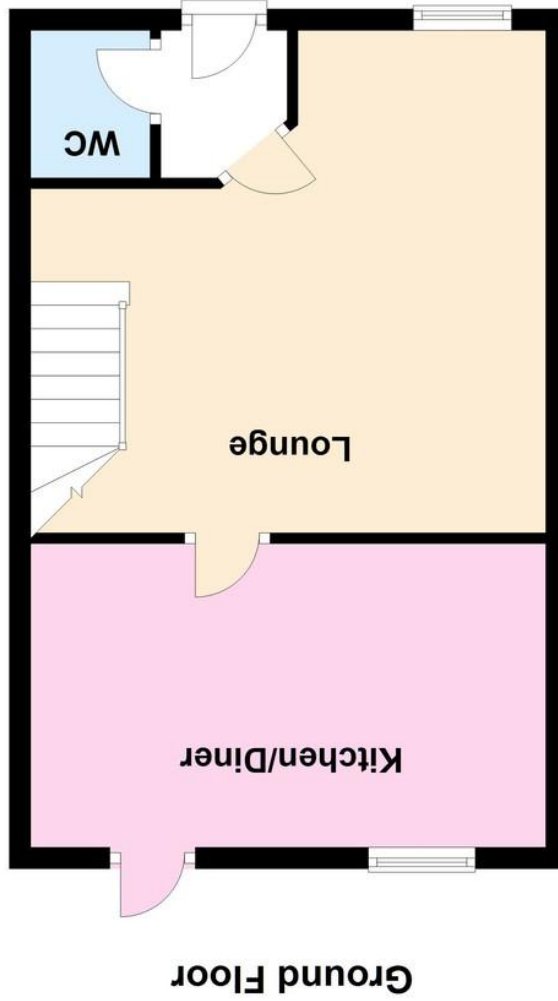
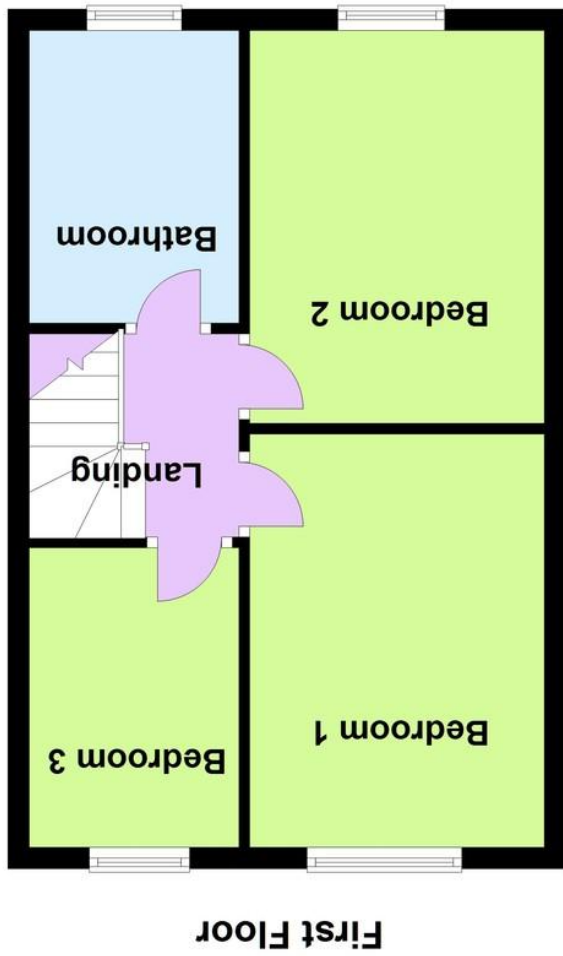
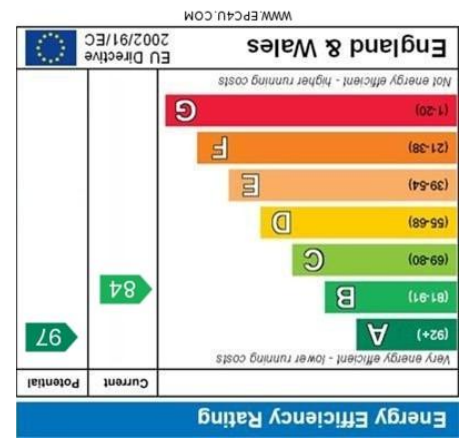


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
 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)



- NHBC WARRANTY
- THREE GOOD SIZED BEDROOMS
- GUEST WC
- TWO ALLOCATED PARKING SPACES
- SPACIOUS LOUNGE

Bingley Avenue, Tamworth, B78 3BU

Offers in region of
 £245,000



Property Description

Recently built by Barratt homes, a modern three bedroom mid terrace with two allocated parking spaces to front, door into hallway.

HALLWAY Having ceramic tiling and door leading to the guest wc.

GUEST WC Having low level wc and central heating radiator.

SPACIOUS LOUNGE 14' 9" x 15' 2" (4.5m x 4.62m) With double glazed window to front, central heating radiator and stairs leading to the first floor.

MODERN KITCHEN DINER 15' 1" x 9' 2" (4.6m x 2.79m) With a range of wall and base units, integrated oven, hob with extractor over, plumbing for washing machine and tumble dryer, stainless steel sink drainer with mixer tap over, laminate style wood effect flooring, double glazed double doors leading to the garden and double glazed window to rear, space for fridge/freezer.

FIRST FLOOR LANDING Doors off:-

BEDROOM THREE 8' 11" x 6' 8" (2.72m x 2.03m) With double glazed window to rear, central heating radiator.

BEDROOM TWO 12' 3" x 8' 1" (3.73m x 2.46m) With double glazed window to front, central heating radiator.

BEDROOM ONE 8' 1" x 11' 8" (2.46m x 3.56m) With double glazed window to rear and central heating radiator.

BATHROOM With low level wc, bath with mixer shower over, ceramic tiling and glazed shower screen, stainless steel towel rail, tiling to the floor, pedestal wash hand basin, airing cupboard and double glazed window to front.

REAR GARDEN Having lawned area, paved patio area and rear gated access.

Council Tax Band B - Tamworth

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps.
Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 44 Mbps.
Highest available upload speed 8 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.

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.

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

