

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



LEGAL READY

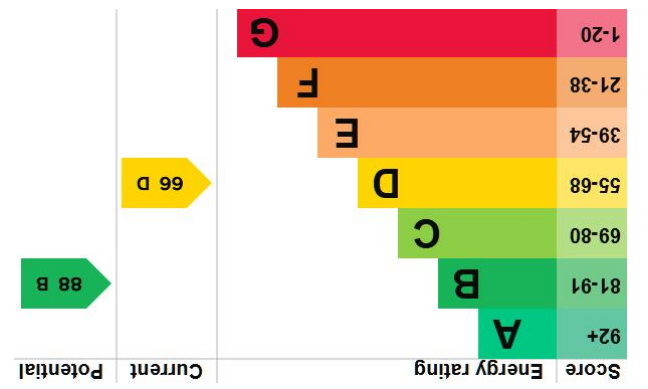
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyer.



Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED TRADITIONAL PROPERTY
- THREE EXCELLENT BEDROOMS
- TWO DRIVEWAYS
- GARAGE TO REAR
- TWO RECEPTION ROOMS

Hedging Lane, Wilnecote, Tamworth, B77 5EX

£300,000



Property Description

A beautifully presented three bed traditional family home with driveway to front with lawned fore-garden and shrub and plant borders and double door into:-

ENCLOSED PORCH Door into hallway.

HALLWAY Stairs to first floor, double glazed window to side, cupboard housing central heating boiler.

GUEST WC With low level wc, wash hand basin, double glazed window to side.

LOUNGE 17' 7" x 9' 10" (5.36m x 3m) Having electric feature fireplace, central heating radiator, double glazed bay window to front.

DINING ROOM 11' x 9' 8" (3.35m x 2.95m) With sliding doors to the conservatory and central heating radiator.

KITCHEN 12' 9" x 5' 11" (3.89m x 1.8m) With wall and base units and work surfaces, double glazed windows to rear and side, door leading out to the side, gas hob and double oven, plumbing for washing machine, fridge/freezer space, tiled splash backs and wooden effect flooring.

CONSERVATORY 9' 11" x 8' 5" (3.02m x 2.57m) With tiled floor, double doors leading to the garden.

FIRST FLOOR LANDING Having loft access.

BEDROOM ONE 14' 1" x 10' (4.29m x 3.05m) With double glazed window to front, central heating radiator and fitted wardrobes.

BEDROOM TWO 14' 6" x 9' 6" (4.42m x 2.9m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 6' x 11' 6" (1.83m x 3.51m) With double glazed window to rear and central heating radiator.

BATHROOM With bath and mixer shower over, tiled walls, stainless steel towel rail, pedestal wash hand basin, low level wc, spotlighting and double glazed window to front.

REAR GARDEN Having paved patio area, lawned area with shrub and plant borders, gravelled area to rear, potential for rear gated access, access to the garage and rear driveway.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 287 Mbps.
Highest available upload speed 45 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 50 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. 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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444