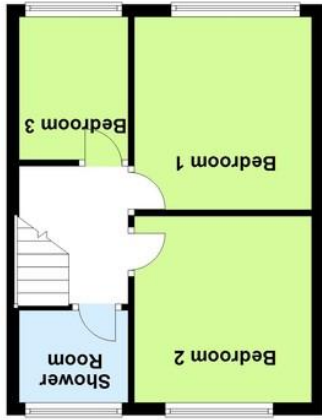
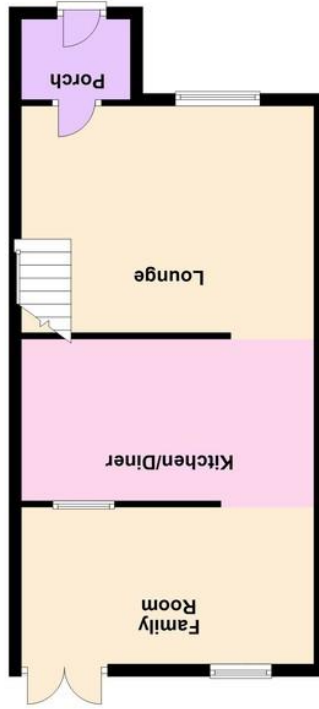


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 918.6 sq. feet



First Floor
 Approx. 320.3 sq. feet



Ground Floor
 Approx. 598.3 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)



- DRIVEWAY
- GARAGE
- EXTENDED TO REAR
- LANDSCAPED GARDEN
- LOUNGE
- KITCHEN DINER

Mildenhall, Tamworth, B79 8RU

£245,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Mildenhall is a three bed mid terrace with driveway and garage to rear. Approach the property via paved driveway and front door into:-

ENCLOSED PORCH With laminate flooring and door into:-

LOUNGE 15' 11" x 12' 1" (4.85m x 3.68m) With double glazed window to front, central heating radiator and stairs leading to first floor.

KITCHEN/DINER 15' 11" x 8' 6" (4.85m x 2.59m) With double glazed window to rear, a range of wall and base units with work surfaces, plumbing for washing machine, sink with mixer tap, hob, oven and extractor, pantry cupboard and opening into:-

FAMILY ROOM 17' 5" x 11' 6" (5.31m x 3.51m) With double glazed window to rear and central heating radiator, spotlighting, double doors leading to garden and double glazed window to rear.

GARDEN Is low maintenance with decked patio area and artificial lawn.

FIRST FLOOR

SHOWER ROOM With shower cubicle, glazed screen, tiled walls, double glazed window to rear, close coupled WC with vanity, wash hand basin and central heating radiator.

BEDROOM TWO 10' 3" x 7' (3.12m x 2.13m) With double glazed window to rear.

BEDROOM ONE 9' 9" x 11' 3" (2.97m x 3.43m) With double glazed window to front and central heating radiator.

BEDROOM THREE 5' 11" x 8' 5" max (1.8m x 2.57m) With double glazed window to front and central heating radiator.

Council Tax Band D Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for EE, limited for Three, O2, Vodafone and data available likely for EE, limited for Three, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 75Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 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