





## Property Description

Three bed mid terrace, approach via the block paved driveway and front door into:-

ENCLOSED PORCH Laminate flooring and double glazed window to front.

LOUNGE 14' 5" x 14' 8" (4.39m x 4.47m) With laminate flooring, double glazed window to front, central heating radiator, electric feature fireplace and storage cupboard.

KITCHEN DINER 11' 7" x 15' (3.53m x 4.57m) Double glazed window to rear, central heating radiator, wall and base units with work surfaces, plumbing for washing machine, integrated hob and oven, space for fridge/freezer, dishwasher, stairs leading to the first floor.

REAR GARDEN Being low maintenance, fully landscaped with garden shed, decked patio area, artificial lawn and a paved patio to the rear.

### FIRST FLOOR

BEDROOM THREE 5' 10" x 9' 11" (1.78m x 3.02m) Double glazed window to front and central heating radiator.

BEDROOM TWO 12' 10" x 8' 7" (3.91m x 2.62m) Double glazed window to front and central heating radiator.

BEDROOM ONE 8' 7" x 11' 11" (2.62m x 3.63m) Double glazed window to rear and central heating radiator.

BATHROOM Double glazed window to rear, pedestal wash hand basin with vanity underneath, low level wc, tile effect walls, spot lighting, panelled bath with mixer shower over.

Council Tax Band B - Tamworth Borough Council

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

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

### Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 14 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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.

**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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