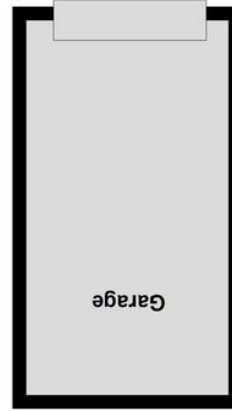
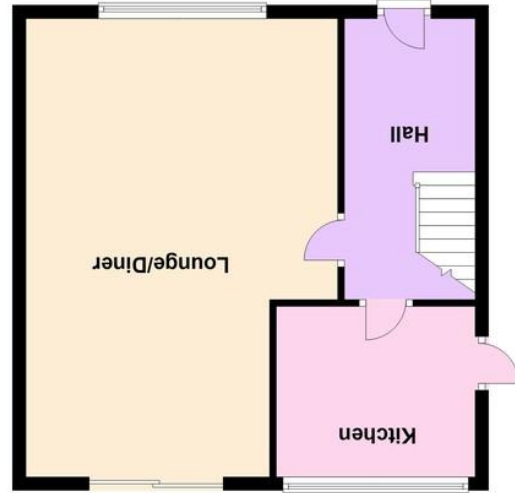
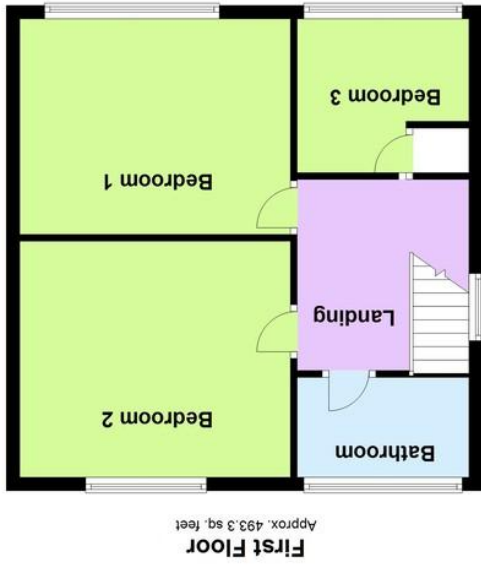
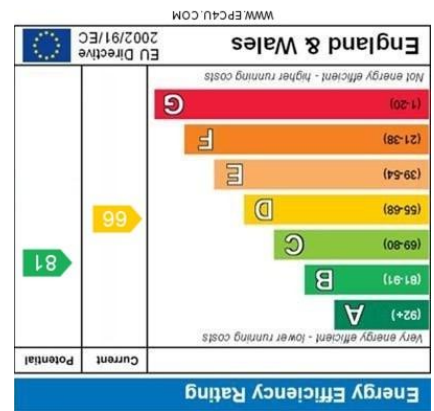


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1168.5 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 Conveyer.



Tamworth | 01827 68444 (option 1)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- DRIVEWAY
- GARAGE
- THREE BEDROOMS
- IMMACULATE THROUGHOUT
- ALOTMENTS TO REAR
- TOWN CENTRE WITHIN EASY REACH

66 Freville Close, Tamworth, B79 7ER | Asking Price Of £200,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Greatly improved three bed end of terrace having refitted kitchen and luxury bathroom. Upgraded double glazing and private rear garden with pleasant allotments to rear. Easy access to the town centre an ideal first time buy or investment.

HALLWAY 16' 2" x 6' (4.93m x 1.83m) Central heating radiator, stairs to first floor, laminate flooring, two double glazed windows to sides.

DINING AREA 7' 11" x 7' 5" (2.41m x 2.26m) Dining area having double doors leading to the garden.

LOUNGE AREA 10' 6" x 11' 1" (3.2m x 3.38m) Lounge area having electric feature fireplace, central heating radiator, double glazed window to front.

KITCHEN 9' 1" x 6' 9" (2.77m x 2.06m) Being newly fitted with work effect work surfaces, sink and mixer taps, double glazed window to rear, integrated hob and oven, tiled splash backs, tiled flooring, fridge/freezer space, double glazed window to side, spotlighting.

FIRST FLOOR LANDING Having double glazed window to side.

BATHROOM With bath and electric shower over, pedestal wash hand basin, low level wc, tiling to walls and floor, double glazed window to rear.

BEDROOM TWO 8' 2" x 10' 10" (2.49m x 3.3m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 9' 6" x 10' (2.9m x 3.05m) Double glazed window to front, central heating radiator, with fitted wardrobes.

BEDROOM THREE 7' 1" max x 6' max (2.16m x 1.83m) With storage cupboard and double glazed window to front, central heating radiator.

REAR GARDEN Side gated access, patio area, lawned area.

In a separate block there is a single garage with up and over door and driveway to the front.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Tamworth Borough Council

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 60 Mbps.

Highest available upload speed 12 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 220 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

