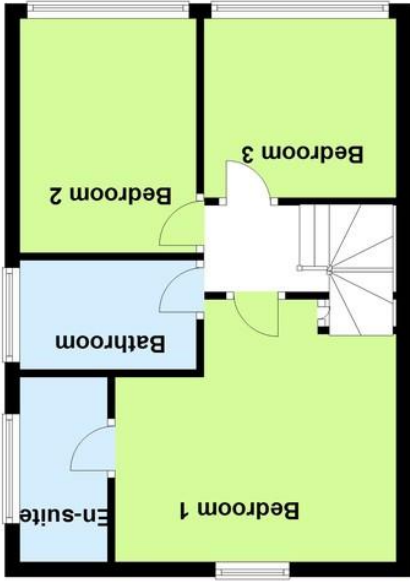
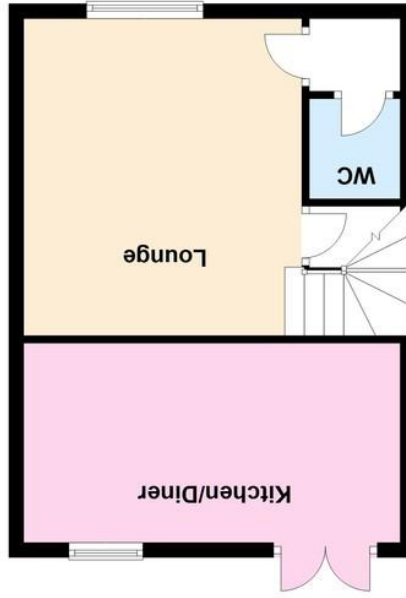


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

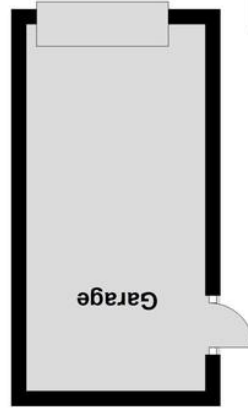
Total area: approx. 917.2 sq. feet



First Floor
 Approx. 401.3 sq. feet



Ground Floor
 Approx. 515.9 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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	84
Potential	96

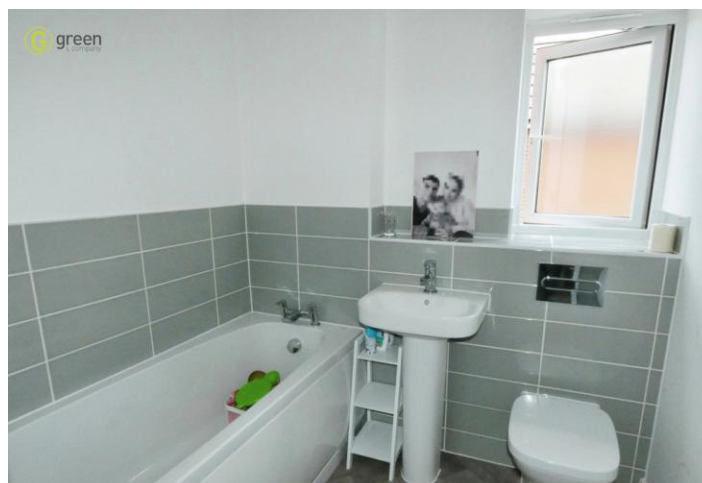
Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- EN SUITE TO MASTER
- GUEST WC
- KICHEN DINER

Poppy Court , off Meadow Way, Tamworth, B79 0FH

£260,000



Property Description

Three bedroom end terrace with driveway and garage.

Approach via the path to front door into:-

HALLWAY

GUEST WC With low level wc and pedestal wash hand basin.

LOUNGE Double glazed window to front, central heating radiator, laminate flooring, stairs leading to the first floor and under stairs storage cupboard.

KITCHEN DINER 15' 7" x 8' 8" (4.75m x 2.64m) With wall and base units and work surfaces, gas hob, extractor, oven, spotlighting, dishwasher and plumbing for washing machine.

REAR GARDEN Having paved patio and lawned area.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE Double glazed window to rear, storage cupboard, central heating radiator.

EN SUITE With low level wc, wash hand basin, central heating radiator, double glazed window to side, walk-in double shower with glazed screen and tiled walls.

BEDROOM TWO 10' 1" x 8' 2" (3.07m x 2.49m) With double glazed window to front and central heating radiator.

BEDROOM THREE 7' 1" x 6' 7" (2.16m x 2.01m) With double glazed window to front and central heating radiator.

BATHROOM Having low level wc, bath with shower over, pedestal wash hand basin, central heating radiator.

GARAGE 19' x 10' (5.79m x 3.05m) Having low level wc, bath with shower over, pedestal wash hand basin, central heating radiator.

Council Tax Band C - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 69 Mbps. Highest available upload speed 17 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 Solicitors 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444