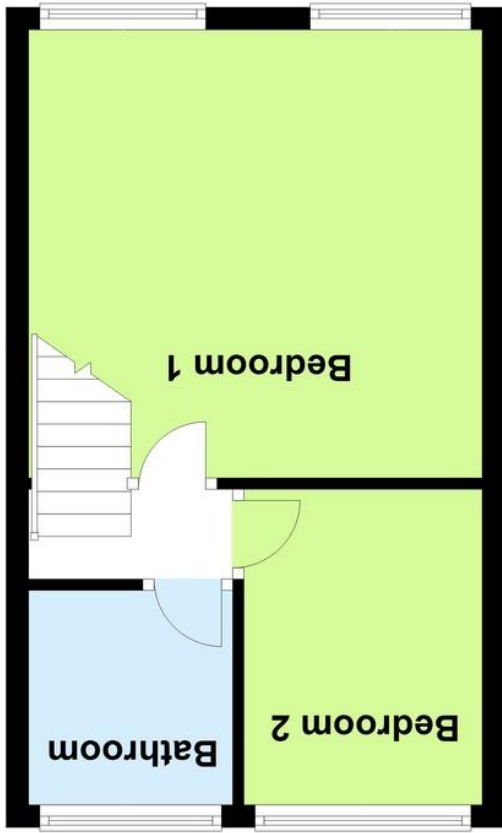
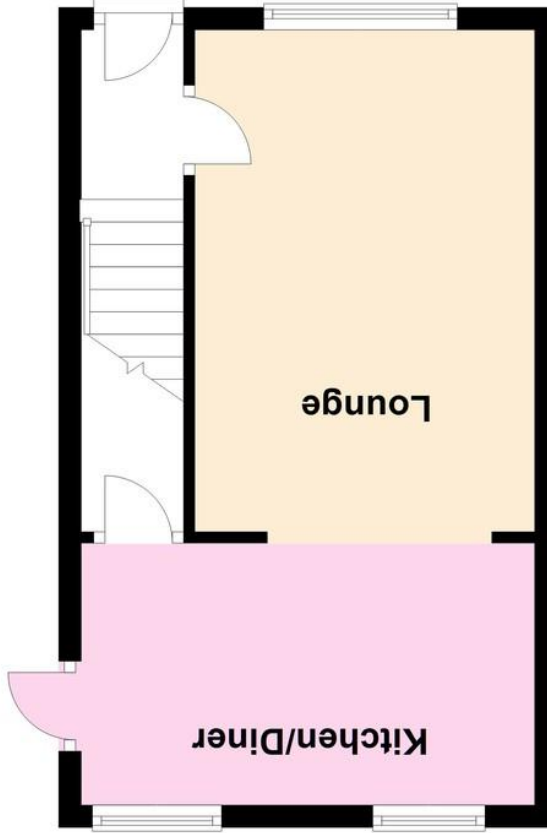


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 600.1 sq. feet



**First Floor**  
Approx. 300.1 sq. feet

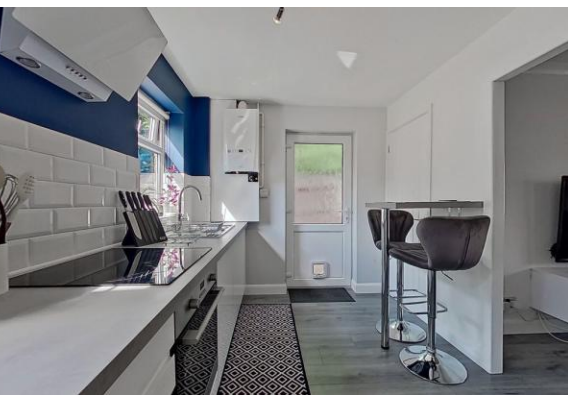


**Ground Floor**  
Approx. 300.1 sq. feet

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)



- BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- LARGE DRIVEWAY
- POTENTIAL TO EXTEND
- SPACIOUS LOUNGE
- NEWLY FITTED KITCHEN AND BATHROOM

Loughshaw, Wilnecote, Tamworth, B77 4LY

£220,000



## Property Description

A well presented two bedroom semi detached property .

Approach via block paved driveway providing off road parking for multiple vehicles, front door into:-

HALLWAY Stairs leading to the first floor.

LOUNGE 13' 10" x 9' 11" (4.22m x 3.02m) Laminate flooring, double glazed window to front, central heating radiator.

BREAKFAST KITCHEN 13' 7" x 7' 11" (4.14m x 2.41m) With two double glazed windows to rear, double glazed door to side, laminate flooring, a range of modern wall and base units, work surfaces, integrated hob and oven, plumbing for washing machine, central heating boiler, extractor and under stairs storage cupboard.

FIRST FLOOR LANDING Doors off to:-

BATHROOM Having been recently refitted, tiled walls, wash hand basin with vanity underneath, low level wc, bath with mixer shower over and heated towel rail.

BEDROOM ONE 10' x 12' 5" (3.05m x 3.78m) With two double glazed windows to front, central heating radiator, storage cupboard.

BEDROOM TWO 9' 2" x 7' 1" (2.79m x 2.16m) With double glazed window to rear, central heating radiator.

REAR GARDEN Wrap around offering potential to extend the property, lawned area, garden shed and paved patio and is private.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

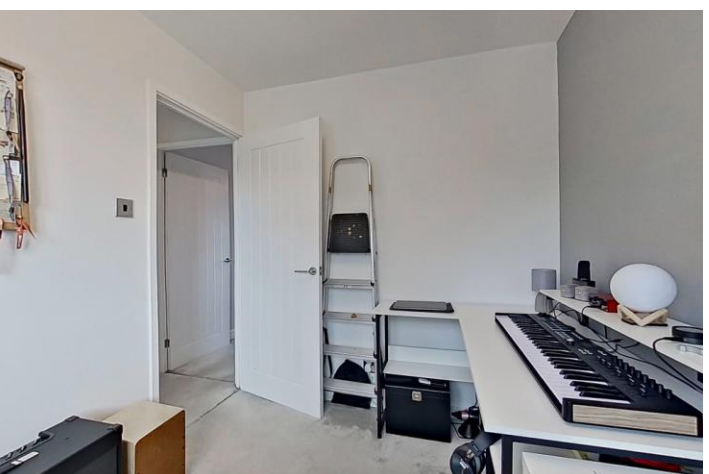
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 61 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 - 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.

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 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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444