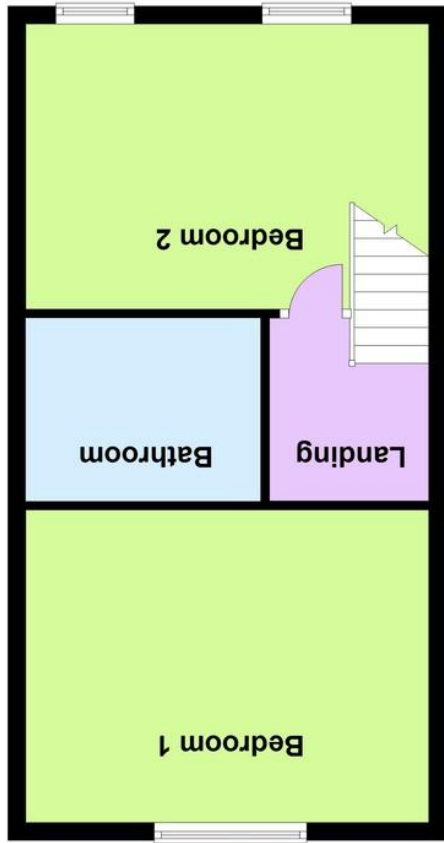
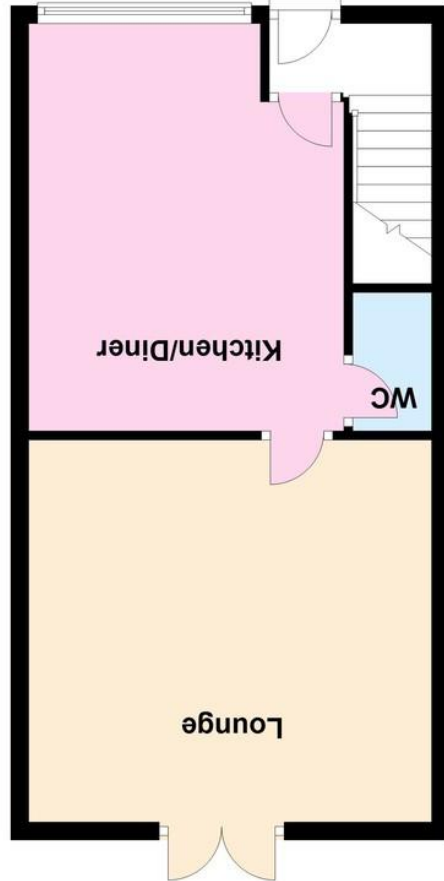


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Total area: approx. 870.1 sq. feet

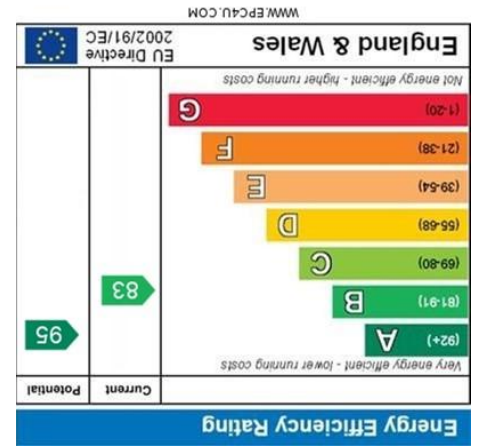


**First Floor**  
 Approx. 435.1 sq. feet

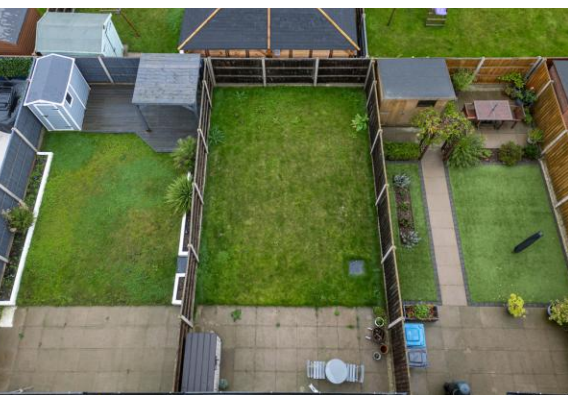


**Ground Floor**  
 Approx. 435.1 sq. feet

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.



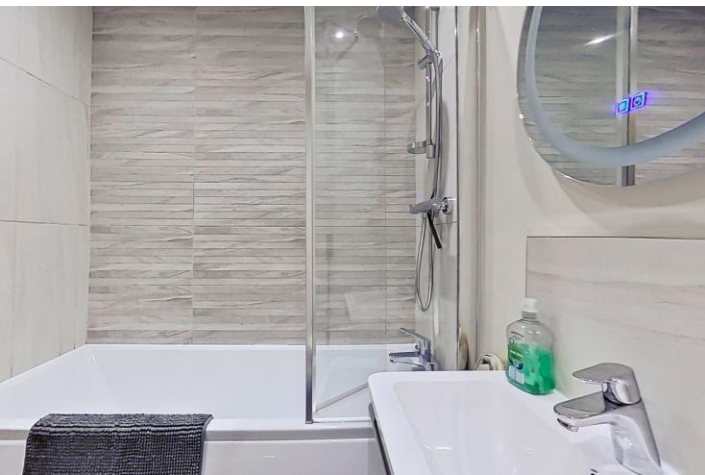
Tamworth | 01827 68444 (option 1)



- SMALL PRIVATE DEVELOPMENT
- TWO DOUBLE BEDROOMS
- KITCHEN DINER
- SPACIOUS LOUNGE
- GUEST WC
- LUXURY BATHROOM

Ragley Close, Coton Lane, Tamworth, B79 7SW

£280,000



## Property Description

An immaculately presented two bedroom semi detached home situated on an extremely popular small development just off Cotton Lane. Benefitting from a beautifully fitted kitchen diner with integrated appliances, ground floor guest w.c., lounge with double doors onto rear garden, two generous double bedrooms and luxuriously fitted shower room with double shower cubicle. There is a good sized block paved driveway plus additional parking to the front, and the house is situated in a pleasant cul de sac with pleasant open views.

**ENTRANCE HALLWAY** Entrance is gained via composite door leading to entrance hallway with stairs rising to first floor, wall mounted double radiator, Amtico flooring, part glazed door leading to kitchen diner.

**KITCHEN DINER** 15' 4" x 10' 9" (4.67m x 3.28m) With double glazed window to front aspect, a comprehensive range of wall mounted and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer taps overs, four ring gas hob, built-in Rangemaster eye level oven, space and plumbing for washing machine, integrated fridge/freezer, wall mounted double radiator, Amtico flooring, generous under stairs storage cupboard, ample room for dining table, cabling for wall mounted television, two ceiling light points and door to guest cloakroom.

**GUEST CLOAKROOM** Comprising low level flush wc, corner wash hand basin with tiled splash backs, wall mounted double radiator, Amtico flooring.

**LOUNGE** 14' 1" x 11' 7" (4.29m x 3.53m) With double doors leading to rear garden, Amtico flooring, cabling for wall mounted television, TV aerial socket, wall mounted double radiator.

**FIRST FLOOR LANDING** With access to loft space, comprising drop down fold out ladder.

**BEDROOM ONE** 14' 1" x 11' 2" (4.29m x 3.4m) Two double glazed windows to rear aspect, central ceiling light, wall mounted double radiator, space for free-standing wardrobes.

**BEDROOM TWO** 6' 2" x 5' 7" (1.88m x 1.7m) Two double glazed windows to front aspect, wall mounted double radiator, central ceiling light, space for free-standing wardrobe.

**BATHROOM** 6' 2" x 5' 7" (1.88m x 1.7m) Bath with shower over, wall mounted vanity unit with two drawers beneath and tiled splash backs, low level flush wc, extractor fan, recess spotlights to ceiling, wall mounted heated chrome towel rail, laminate flooring complimentary ceramic tiles.

**OUTSIDE** To the front of the property is a generous block paved driveway providing off road parking, there is additional parking in the cul de sac, there is side pedestrian access leading to the rear garden where there is a large patio area abutting the rear of the property and further patio area to the side and rear of the garden, the remainder of the garden is laid to lawn with raised flower bed, enclosed by panelled fencing. There is an outside water tap.

**AGENTS NOTE** There is a service charge for the development of approximately £1000 per year.

Council Tax Band C - Tamworth Borough Council

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, Three and O2.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 26 Mbps. Highest available upload speed 3 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - 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 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