

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



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- EXTENDED THREE BEDROOM SEMI
- EN SUITE TO MASTER
- TWO RECEPTION ROOMS
- OPEN ASPECT TO REAR
- FITTED KITCHEN
- DINING ROOM



Goldsborough, Wilnecote, Tamworth, B77 4DE

£275,000



## Property Description

OWNED SOLAR PANELS PROVIDING AN ANNUAL INCOME.  
PRE PAID MAINTENANCE FOR ADDITIONAL 7 YEARS.

Extended three bedroom semi detached.

Approach the property via the block paved driveway, front door into:-

ENCLOSED PORCH Further door into:-

KITCHEN 12' 3" x 7' 11" (3.73m x 2.41m) With a range of wall and base units, work surfaces, double oven, sink with mixer taps, double glazed window to front, tiled effect flooring, integrated dishwasher, gas hob, fridge/freezer and microwave, door leading into:-

DINING ROOM 9' 5" x 12' 3" (2.87m x 3.73m) With solid wood flooring, open to the lounge, stairs to the first floor, central heating radiator.

LOUNGE 12' 10" x 13' 5" (3.91m x 4.09m) Solid wood flooring, electric feature fireplace, central heating radiator, double doors leading to the garden.

INNER HALLWAY With storage cupboard and door to utility.

UTILITY ROOM 9' 5" x 7' 1" (2.87m x 2.16m) With wall and base units, plumbing for washing machine, sink with mixer tap, double glazed door to garden, laminate flooring.

GUEST WC With low level wc and wash hand basin.

GARAGE ROOM 14' 2" x 10' 11" (4.32m x 3.33m) With electric shutter door.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 14' 7" x 10' 5" (4.44m x 3.18m) With double glazed window to rear, central heating radiator.

EN SUITE With double walk-in shower, tiled walls and glazed screen, pedestal wash hand basin, double glazed window to front, low level wc, stainless steel towel rail.

BATHROOM Shower over bath, double glazed window to front, wash hand basin, tile effect flooring, low level wc and spotlighting.

BEDROOM TWO 11' 6" x 9' 5" (3.51m x 2.87m) With two double glazed window to rear, central heating radiator and walk-in wardrobe.

BEDROOM THREE 8' 11" x 6' (2.72m x 1.83m) With double glazed window to front, central heating radiator.

LOFT Boarded.

REAR GARDEN Having shed with electric, decked patio area and lawned area, rear gated leads out to open aspect to the rear.

AGENTS NOTE The solar panels are owned by the vendors.



Council Tax Band B - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 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 leasehold but will be Freehold upon completion. The Ground Rent is currently running at £60 per annum and is reviewed (to be confirmed). 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?  
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