

**LEGAL READY**

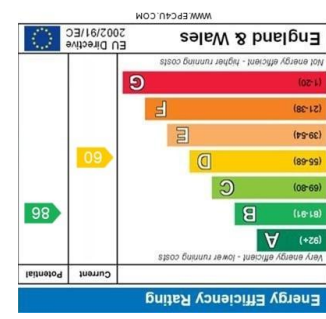
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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.



Castle Bromwich | 0121 241 1100



- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- RE FITTED SHOWER ROOM
- KITCHEN DINER
- GENEROUS LOUNGE
- CORNER PLOT

Kingsdown, 54 Watling Street,  
 Dordon, Tamworth, B78 1TE

£250,000





## Property Description

**ENTRANCE PORCH** Double doors, glazed, giving access to porch with quarry tiled floor.

**ENTRANCE HALLWAY** Original part stained glass and lead light doors leading to entrance hall. Doors off to all rooms.

**LOUNGE** 14' 11" x 14' 8 MAX" (4.55m x 4.47m) Generous bay window to front aspect and further window to side aspect, two single radiators, electric fire on tiled hearth with wooden surround (gas point available) picture rail.

**KITCHEN DINER** 13' 3" x 11' 9 max" (4.04m x 3.58m) Secondary glazed window to the rear, half glazed door to the rear. Stainless steel sink unit and drainer cupboards beneath, Space for washing machine, tumble dryer, fridge freezer and cooker. Wall mounted central heating boiler, serviced 9/9. Quarry tiled flooring, built in pantry with window to side and fitted shelving. Single radiator.

**BEDROOM ONE** 15' 0" x 13' MAX" (4.57m x 3.96m) Double glazed bay window to front aspect, further secondary glazed window to side aspect, single radiator, picture rail.

**BEDROOM 2** 12' 10" x 10' (3.91m x 3.05m) Secondary glazed window to rear, single radiator, picture rail.

**SHOWER ROOM** 9' 11" x 4' 10" (3.02m x 1.47m) Three piece re fitted white suite comprising shower cubicle, low level flush w.c, wash hand basin in vanity unit. Built in airing cupboard housing hot water tank, access to the loft space, secondary glazed, obscure glazed window to rear aspect,

**OUTSIDE** The bungalow is approached by a driveway providing off road parking for multiple vehicles. There are gardens to all sides, with lawned area to the front enclosed by low level brick walling. The remaining garden is well proportioned however will require some attention to expose the full extent of the generous plot. There is space to build a garage to the side or to extend the bungalow (subject to the usual permissions)

There are two brick built garden stores attached to the rear of the kitchen.

Council Tax Band C North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for EE, O2, Vodafone, limited for Three and data likely available for O2, Vodafone, limited for EE, Three  
 Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.6Mbps.  
 Broadband Type = Superfast Highest available download speed 72Mbps. Highest available upload speed 18Mbps.  
 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

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