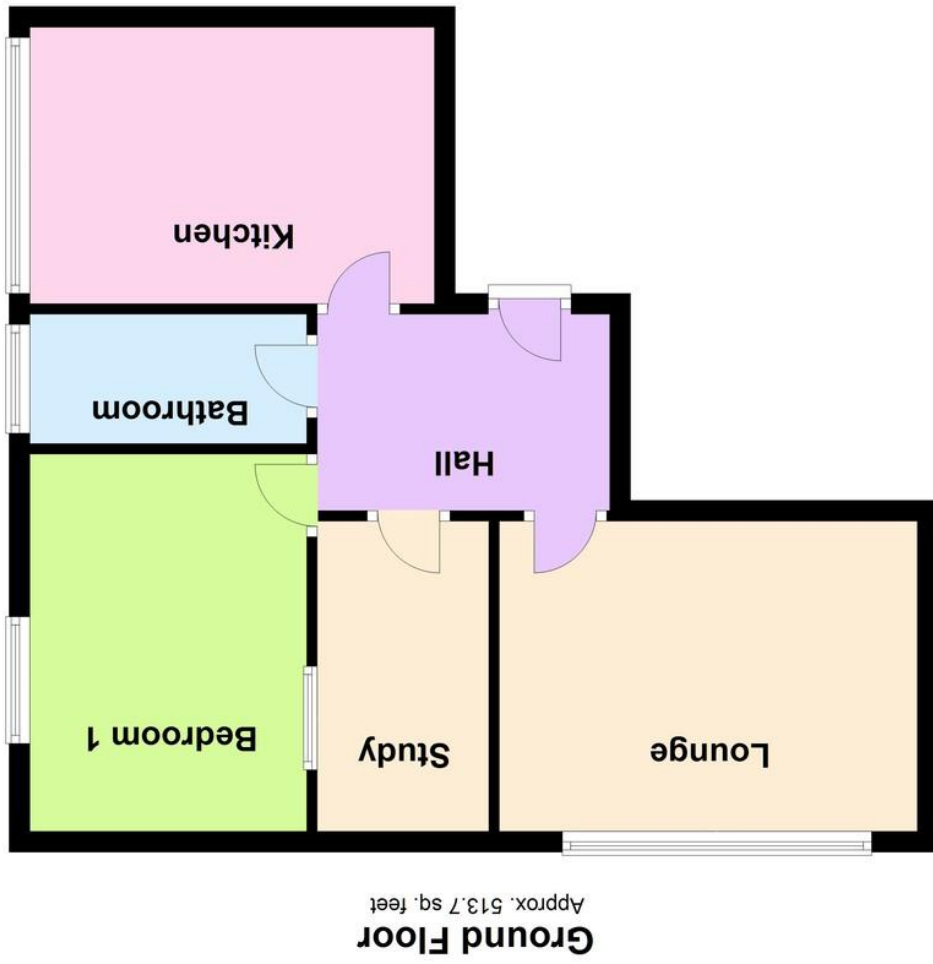
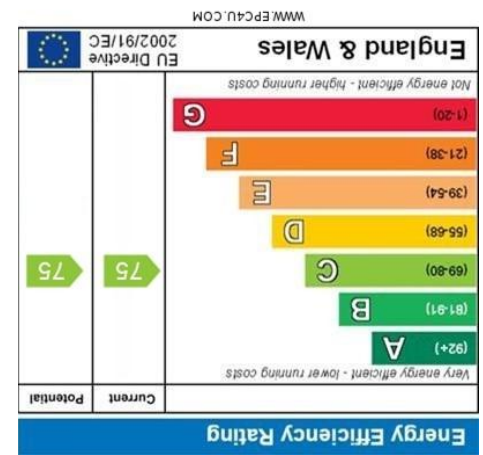


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 513.7 sq. feet



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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- ONE BEDROOM
- SECOND FLOOR APARTMENT
- STUDY
- SPACIOUS LOUNGE
- KITCHEN
- IDEAL FIRST TIME PURCHASE

36 Thackeray Drive, Tamworth, B79 8HZ

£110,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

A one bedroom second floor apartment set in a prime location on the North side of Tamworth. This well presented apartment must be viewed!

Approach via a secure communal hallway with stairs leading off to the property, door into:-

HALLWAY Having doors off to:-

KITCHEN 6' 9" x 14' 2" (2.06m x 4.32m) Central heating radiator, double glazed window to side, wall and base units and work surfaces, sink with mixer tap, space for cooker.

BATHROOM Having pedestal wash hand basin, low level wc, tiled walls, double glazed window to side, central heating radiator, storage cupboard.

LOUNGE 11' 11" x 9' 6" (3.63m x 2.9m) With double glazed window to side, central heating radiator.

STUDY 5' 2" x 7' 7" (1.57m x 2.31m) With window to front.

BEDROOM 11' 3" x 11' 1" (3.43m x 3.38m) With central heating radiator and double glazed window to front aspect.

AGENTS NOTE The property benefits from a having a drying area and communal parking.

Council Tax Band A - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 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 - 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 leasehold with approximately 70 years remaining. Service Charge and ground rent is currently running at £259.69 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 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