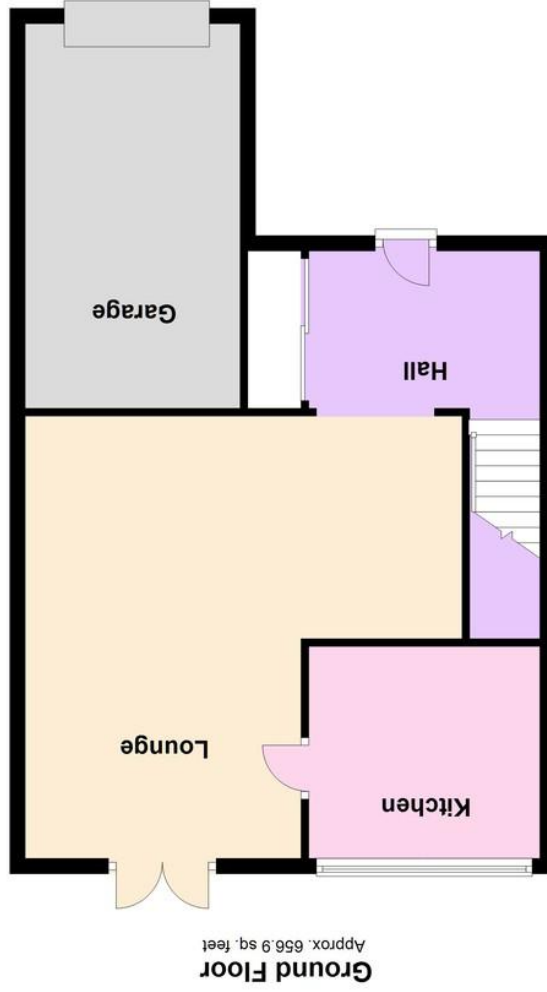
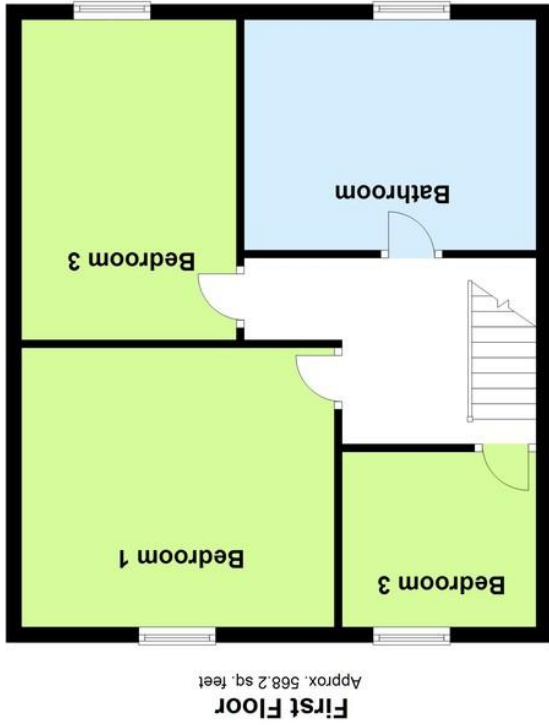
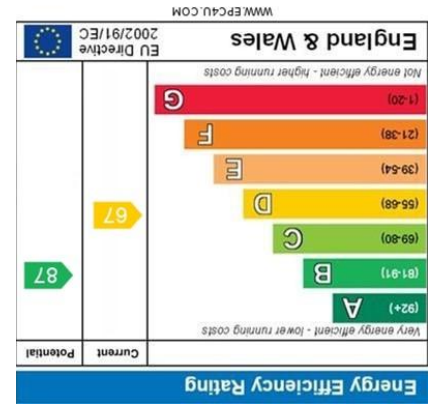


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
Total area: approx. 1225.1 sq. feet



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.



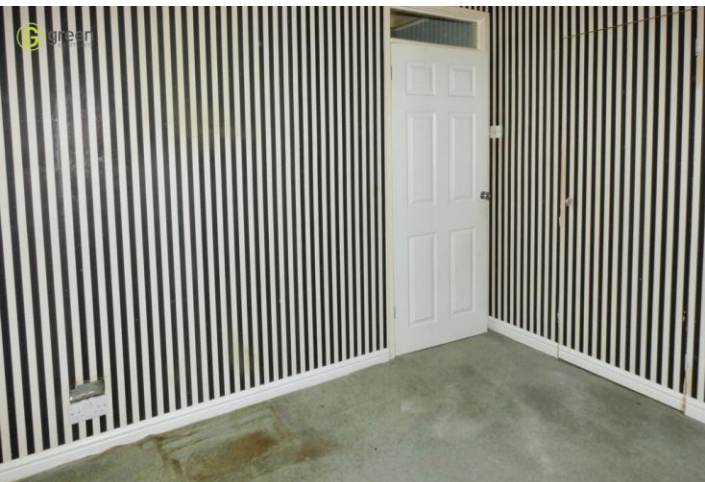
Tamworth | 01827 68444 (option 1)



- NO UPWARD CHAIN
- LARGE DRIVEWAY
- LOUNGE DINER
- DELIGHTFUL REAR GARDEN
- KITCHEN
- THREE DOUBLE BEDROOMS

Rosewood Close, Tamworth, B77 3PB

£220,000



## Property Description

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

A three bedroom mid terrace house set in a prime location with easy access to the town centre.

Approach via a large driveway and canopy porch and front door into:-

HALLWAY Having sliding storage and door into:-

DINING AREA 10' 1" x 18' 9" (3.07m x 5.72m)

LOUNGE AREA 10' 2" x 16' 6" (3.1m x 5.03m)

Central heating radiators, feature fireplace and double doors leading to the garden.

KITCHEN 9' 0" x 9' 0" (2.74m x 2.74m) With wall and base units, work surfaces, cooker and double glazed window to rear and sink with mixer taps.

FIRST FLOOR LANDING Having doors off to bedrooms, airing cupboard and central heating radiator.

BEDROOM ONE 13' 1" x 10' 11" (3.99m x 3.33m) Double glazed window to rear and central heating radiator, storage cupboard.

BEDROOM TWO 10' x 8' 8" (3.05m x 2.64m) With double glazed window to front and central heating radiator.

BEDROOM THREE 7' 3" x 9' 10" (2.21m x 3m) With central heating radiator.

BATHROOM Having low level wc, double glazed window to the front, wash hand basin, stainless steel towel rail, electric shower over bath and storage cupboard.

Council Tax Band B - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 28 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 79 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 with approximately 55 years remaining. The Ground Rent is currently running at £120 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. Vendor has confirmed the property will be freehold upon completion.

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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444