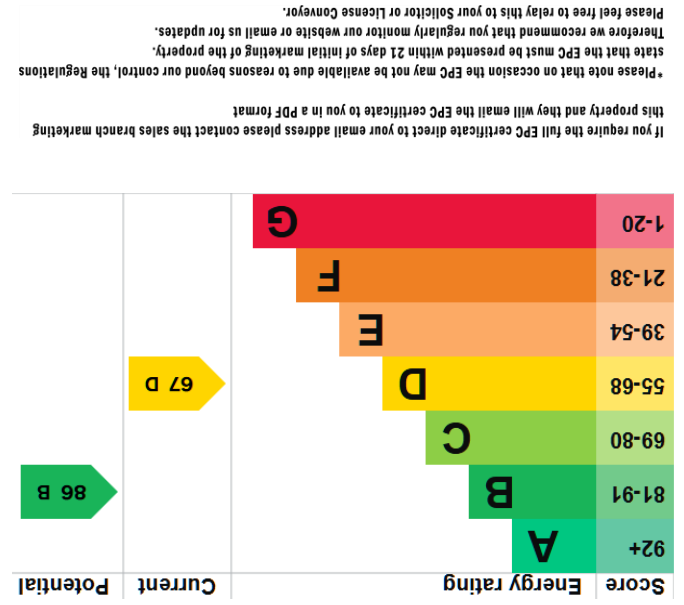


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



Tamworth | 01827 68444 (option 1)



- DETACHED BUNGALOW
- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN
- BATHROOM
- LOW MAINTENANCE REAR GARDEN

Cringlebrook, Belgrave, Tamworth, B77 2NG

Offers in excess of  
 £250,000



## Property Description

A well presented two bedroom detached bungalow with large driveway and garage, lawned fore-garden, front door into:-

**HALLWAY** 44' 11" x 5' 6" (13.69m x 1.68m) Having useful storage cupboard, further door into:-

**KITCHEN** 10' 6" x 8' 5" (3.2m x 2.57m) Having a range of wall and base units, space for cooker, plumbing for washing machine, double glazed window to side and double glazed door leading to the driveway.

**SPACIOUS LOUNGE DINER** 16' 5" x 11' 2" (5m x 3.4m) Having double glazed bay window to front and central heating radiator, feature fireplace and door into:-

**INNER HALLWAY** Having useful storage cupboard, doors off:-

**BEDROOM ONE** 13' 8" x 9' 6" (4.17m x 2.9m) Double glazed window to rear and central heating radiator.

**BEDROOM TWO** 8' 7" x 9' 11" (2.62m x 3.02m) With French doors leading to the garden and central heating radiator.

**BATHROOM** 6' 2" x 5' 7" (1.88m x 1.7m) With panelled bath and electric shower, tiled walls, double glazed window to rear, pedestal wash hand basin and low level w.c.

**REAR GARDEN** Low maintenance with gravelled areas, paved areas and shrubs and plants.

**DETACHED GARAGE** 18' 11" x 8' 4" (5.77m x 2.54m) Having up and over door, power and lighting, double glazed window to rear.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

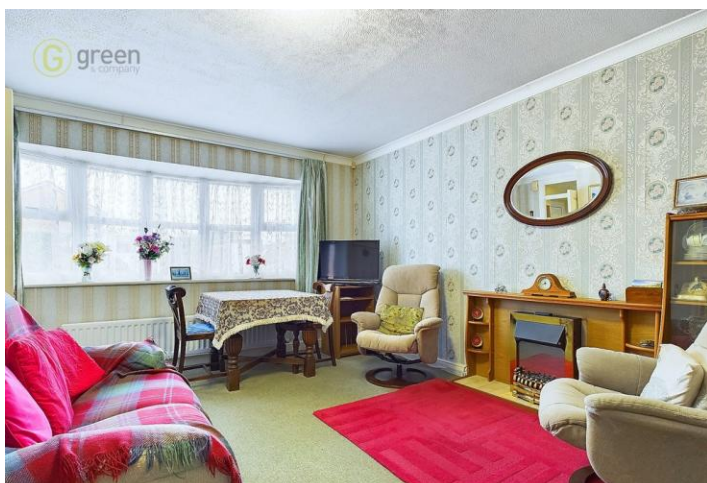
Council Tax Band C - Tamworth Borough Council

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 6 Mbps. Highest available upload speed 0.7 Mbps.  
Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 7 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 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 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 Conveyer.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

