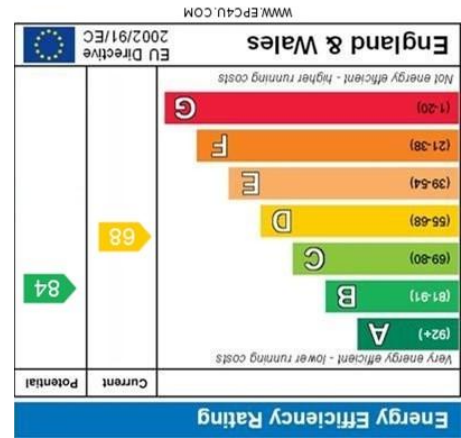


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- BUNGALOW
- TWO BEDROOMS
- LARGE DRIVEWAY
- GARAGE
- KITCHEN
- DINING ROOM

Mildenhall, Tamworth, B79 8RU | Asking Price Of £295,000



## Property Description

A well presented two bedroom semi detached bungalow set in a lovely location B79 north side of Tamworth, being private to front and rear.

Approach the property via large tarmac and paved driveway with a lawned fore-garden with shrub and plant borders, access to garage to front and door into:-

PORCH Having further door into:-

HALLWAY With doors off and central heating radiator.

KITCHEN 8' 6" x 12' 5" (2.59m x 3.78m) With a range of wall and base units and work surfaces, double oven, gas hob, sink with mixer tap, dishwasher space, double glazed window to front and tile effect flooring.

LOUNGE 10' 5" x 16' 2" (3.18m x 4.93m) Having double glazed window to front, central heating radiator and coal effect gas feature fireplace.

SHOWER ROOM 5' 6" x 5' 11" (1.68m x 1.8m) Having tiled walls, mixer shower, corner cubicle, wash hand basin with vanity underneath, low level wc, double glazed window to side and wall mounted radiator.

DINING ROOM 10' 1" x 9' 7" (3.07m x 2.92m) Having double glazed door leading out to the garden, double glazed window to rear, central heating radiator and wood effect flooring.

BEDROOM TWO 10' 6" x 9' 5" (3.2m x 2.87m) Double glazed window to front and central heating radiator leading into en suite shower room,

EN SUITE 3' 3" x 4' 8" (1m x 1.42m) Having corner shower cubicle with electric shower, low level wc, pedestal wash hand basin, tiled walls and flooring, useful storage cupboard, double glazed window to front, wall mounted radiator.

BEDROOM ONE 10' 6" x 15' 9" (3.2m x 4.8m) Having fitted wardrobe, double glazed window to rear and central heating radiator.

REAR GARDEN Having paved patio with shrub and plant borders, potting shed and garden shed, and access to the rear of the garage and utility.

UTILITY ROOM 8' 2" x 6' 1" (2.49m x 1.85m) Having plumbing for washing machine, wall and base units, sink, single glazed windows to rear, door leading to the garage.

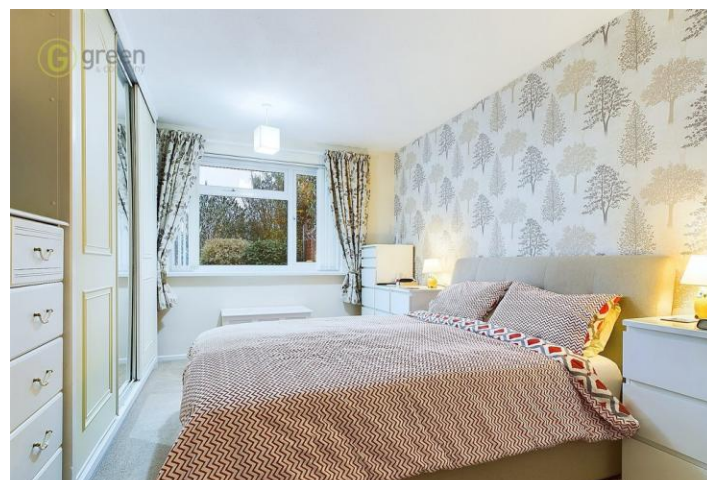
GARAGE 19' 1" x 8' 4" (5.82m x 2.54m) Having power and lighting and up and over door.

LOFT Partially boarded and insulated, having loft ladders and a light.

Council Tax Band C - Tamworth

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 68Mbps. Highest available upload speed 12Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

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.

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