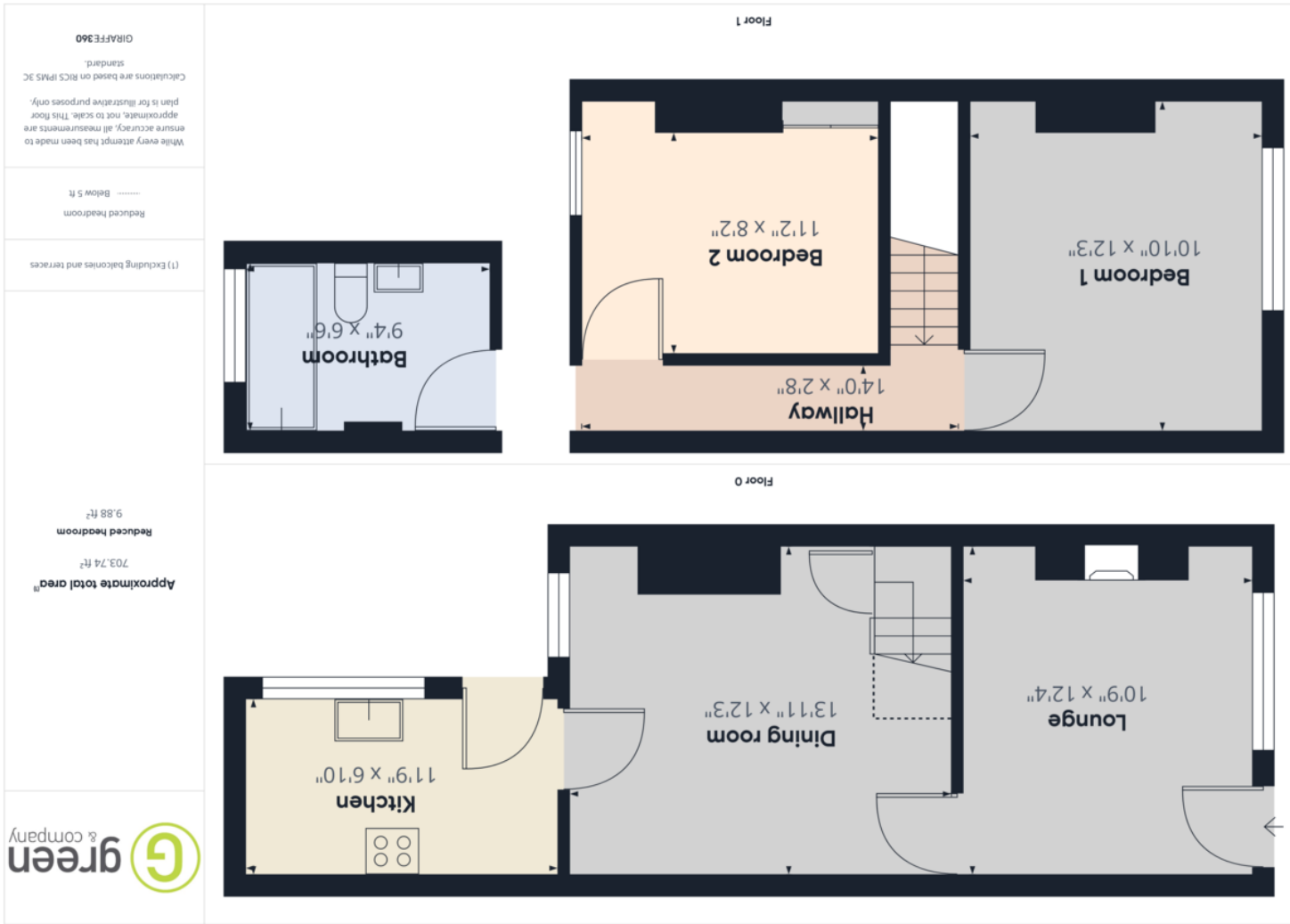
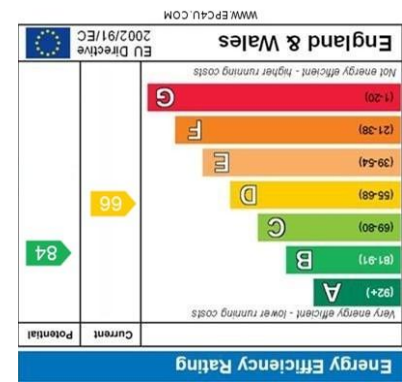


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
 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)



- WOW LOOK
- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- LUXURY BATHROOM
- TWO RECEPTION ROOMS

Wilnecote Lane, Tamworth, B77 2LG | Asking Price Of £180,000



Property Description

Wilnecote Lane is a recently refurbished two bed mid terrace property .

Approach via path to front into:-

LOUNGE 10' 11" x 12' 2" (3.33m x 3.71m) With feature fireplace, central heating radiator and double glazed window to front.

DINING AREA 12' 5" x 14' 1" (3.78m x 4.29m) With central heating radiator, door leading to stairs to first floor and double glazed window to rear.

KITCHEN 11' 9" x 6' 11" (3.58m x 2.11m) With wood work surfaces, hob oven and extractor, inset sink mixer tap, wall and base units, double glazed window to side and door leading out to garden.

REAR GARDEN Has brick built storage shed and utility room, with plumbing for washing machine, lawned area and side gated access.

FIRST FLOOR

LANDING Having doors to bedrooms, bathroom and storage cupboard housing central heating boiler.

BEDROOM ONE 12' 5" x 10' 11" (3.78m x 3.33m) With double glazed window to front and central heating radiator.

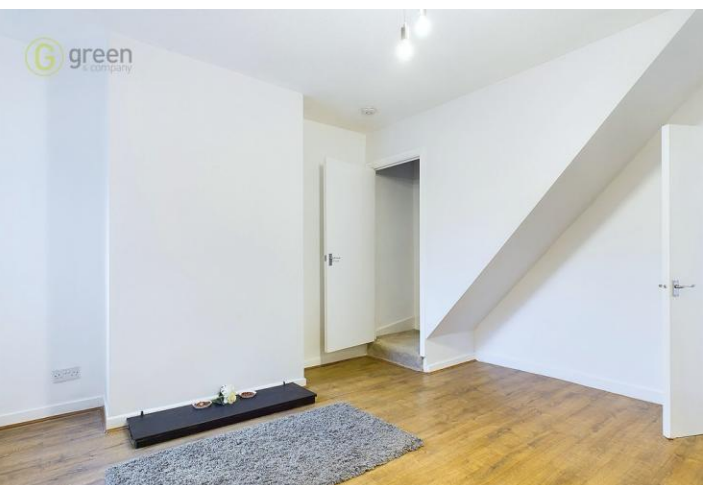
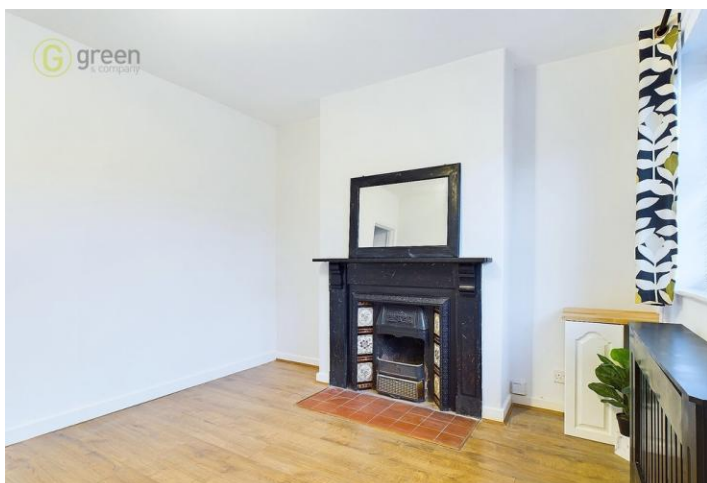
BEDROOM TWO 11' 2" x 9' 8" (3.4m x 2.95m) With central heating radiator and fitted wardrobes.

REFITTED BATHROOM Having close coupled WC, wash hand basin, panel bath with mixer shower over, double glazed window to rear.

Council Tax Band A Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 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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WANT TO SELL YOUR OWN PROPERTY?

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