

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



LEGAL READY

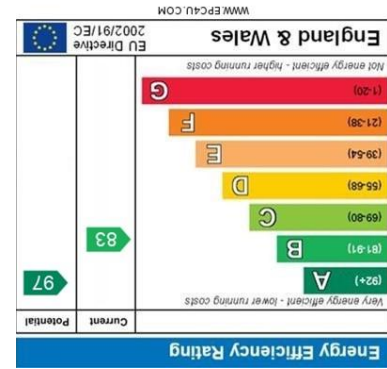
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyer.



Tamworth | 01827 68444 (option 1)



- TWO ALLOCATED PARKING SPACES TO THE FRONT
- LOUNGE
- WC
- KITCHEN DINER
- TWO DOUBLE BEDROOMS
- LUXURY BATHROOM



Longbourn Crescent, Dunstall Park, Tamworth, B78 3ES

£245,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Longbourn Crescent is a beautifully presented two bedroom semi-detached newly built Barratt Home on the popular Dunstall Park development.

Approached via two allocated parking spaces, landscaped foregarden with paving and side access and front door into:-

HALLWAY With stairs leading to first floor.

LOUNGE/DINER 12' 11" x 11' 9" (3.94m x 3.58m) With double glazed window to front and central heating radiator.

INNER HALLWAY With access to guest WC.

GUEST WC With low level WC, radiator, pedestal wash hand basin, tiled splash backs.

KITCHEN/DINER 9' 4" x 14' 9" (2.84m x 4.5m) With a range of wall and base units with worksurfaces, stainless steel sink with mixer tap, space for fridge freezer, plumbing for washing machine, extractor, gas hob and oven, double doors leading to the garden and double glazed window to rear, ceramic floor tiles, central heating radiator.

FIRST FLOOR

LANDING With doors to bedrooms and bathroom.

BEDROOM ONE 11' 0" x 11' 10" (3.35m x 3.61m) With double glazed window to front, two wardrobe storage cupboards and central heating radiator.

BEDROOM TWO 11' 2" x 8' 3" (3.4m x 2.51m) With central heating radiator and double glazed window to rear.

BATHROOM Having pedestal wash hand basin, feature radiator, low level WC, bath with shower over and glazed screen, double glazed window to rear and ceramic tiling to walls and flooring.

LANDSCAPED REAR GARDEN Having garden shed to fore, ceramic tiled patio area to rear, artificial lawn and shrubs and plant borders and side gated access.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Vodafone, limited for Three, O2 and data likely available for EE, Vodafone, limited for Three, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.8Mbps.
 Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 8Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

