

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

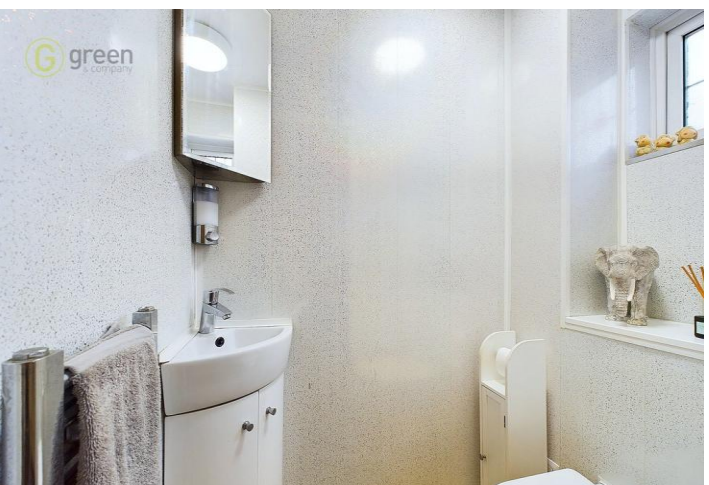
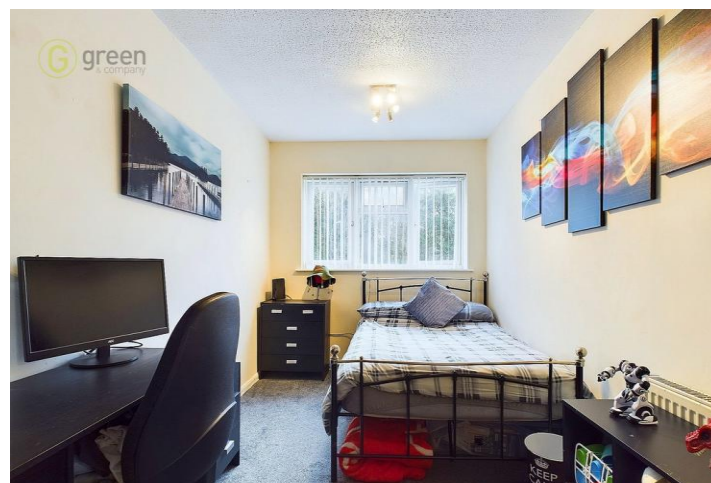
Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- DRIVEWAY
- KITCHEN DINER
- GUEST WC
- CONSERVATORY
- SPACIOUS LOUNGE

Gayle, Wilnecote, Tamworth, B77 4DJ

£200,000



Property Description

A three bedroom end of terrace property with block paved driveway to front, door leading into:-

HALLWAY Having under stairs storage cupboard, stairs leading to the first floor, central heating radiator.

GUEST WC With low level wc, wash hand basin and double glazed window to front, heated towel rail.

KITCHEN DINER 21' 8" x 8' 9" (6.6m x 2.67m) With a range of wall and base units and work surfaces, hob, oven and extractor, tiled splash backs, sink with mixer tap, double glazed window to front and plumbing for washing machine and plumbing for dishwasher, heated towel rail and central heating boiler, laminate flooring, open to dining area with central heating radiator, double door leading to conservatory.

CONSERVATORY 9' x 8' 2" (2.74m x 2.49m) Double glazed and half brick built with double doors leading to the garden.

LOUNGE 13' 10" x 12' 10" (4.22m x 3.91m) Double glazed box window to rear, central heating radiator, wood effect flooring.

FIRST FLOOR LANDING Having double glazed window to front, central heating radiator.

BEDROOM TWO 15' 5" x 7' 6" (4.7m x 2.29m) Double glazed window to rear and central heating radiator.

BEDROOM THREE 12' 5" x 5' 2" (3.78m x 1.57m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 15' 5" x 8' 7" (4.7m x 2.62m) Double glazed window to rear and central heating radiator.

BATHROOM 5' 11" x 12' 4" (1.8m x 3.76m) Having panelled bath, wash hand basin with vanity underneath, low level wc, heated towel rail, separate shower cubicle with glazed screen and electric shower.

REAR GARDEN Side gated access, lawn area, patio and garden shed.

Council Tax Band A - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 115 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 - Virgin Media, Openreach

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