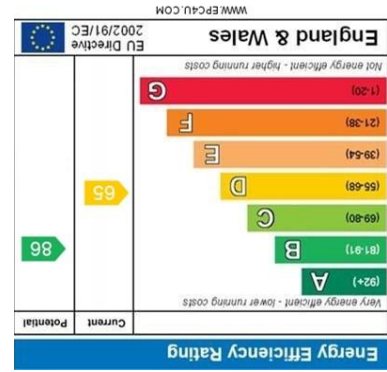


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- THREE BED SEMI DETACHED
- KITCHEN DINER
- SPACIOUS LOUNGE
- 21' TANDEM GARAGE
- GENEROUS DRIVEWAY

Grassholme, Wilnecote, Tamworth, B77 4BZ

£250,000



Property Description

A beautifully presented three bedroom semi detached.

Approach via generously proportioned block paved driveway with front door into:-

SPACIOUS HALLWAY Having tiled flooring, spotlighting and opens out into:-

NEWLY FITTED KITCHEN 14' 11" x 11' 11" (4.55m x 3.63m) Having a range of wall and base units, wood effect work surfaces, LVT luxury vinyl flooring, plumbing for washing machine and tumble dryer, sink with mixer tap, double glazed window to front, spotlighting and tiled splash backs, gas hob, double oven and extractor over, under stairs storage housing fridge/freezer.

SPACIOUS LOUNGE 15' 1" x 10' 5" (4.6m x 3.18m) With double doors leading to the garden and double glazed window to rear, electric feature fireplace and central heating radiator.

REAR GARDEN Having paved patio area and lawn with garden shed.

FIRST FLOOR LANDING Having doors off to:-

LUXURY BATHROOM 6' 0" x 5' 6" (1.83m x 1.68m) Fully tiled, low level w.c, heated towel rail, shower over bath, glazed screen, wash hand basin with vanity and double glazed window to front, spotlighting.

BEDROOM ONE 8' 6" x 10' 9" (2.59m x 3.28m) Double glazed window to rear, central heating radiator.

BEDROOM TWO 8' 8" x 9' 1" (2.64m x 2.77m) Double glazed window to front, central heating radiator, two useful storage cupboards.

BEDROOM THREE 6' 5" x 7' 9" (1.96m x 2.36m) Wardrobe railing, double glazed window to rear and central heating radiator.

TANDEM GARAGE 7' 2" x 21' 8" (2.18m x 6.6m) Double opening doors to the front, double glazed window to rear and double glazed door leading to the garden, central heating boiler, electric and lighting.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 252 Mbps. Highest available upload speed 38 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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