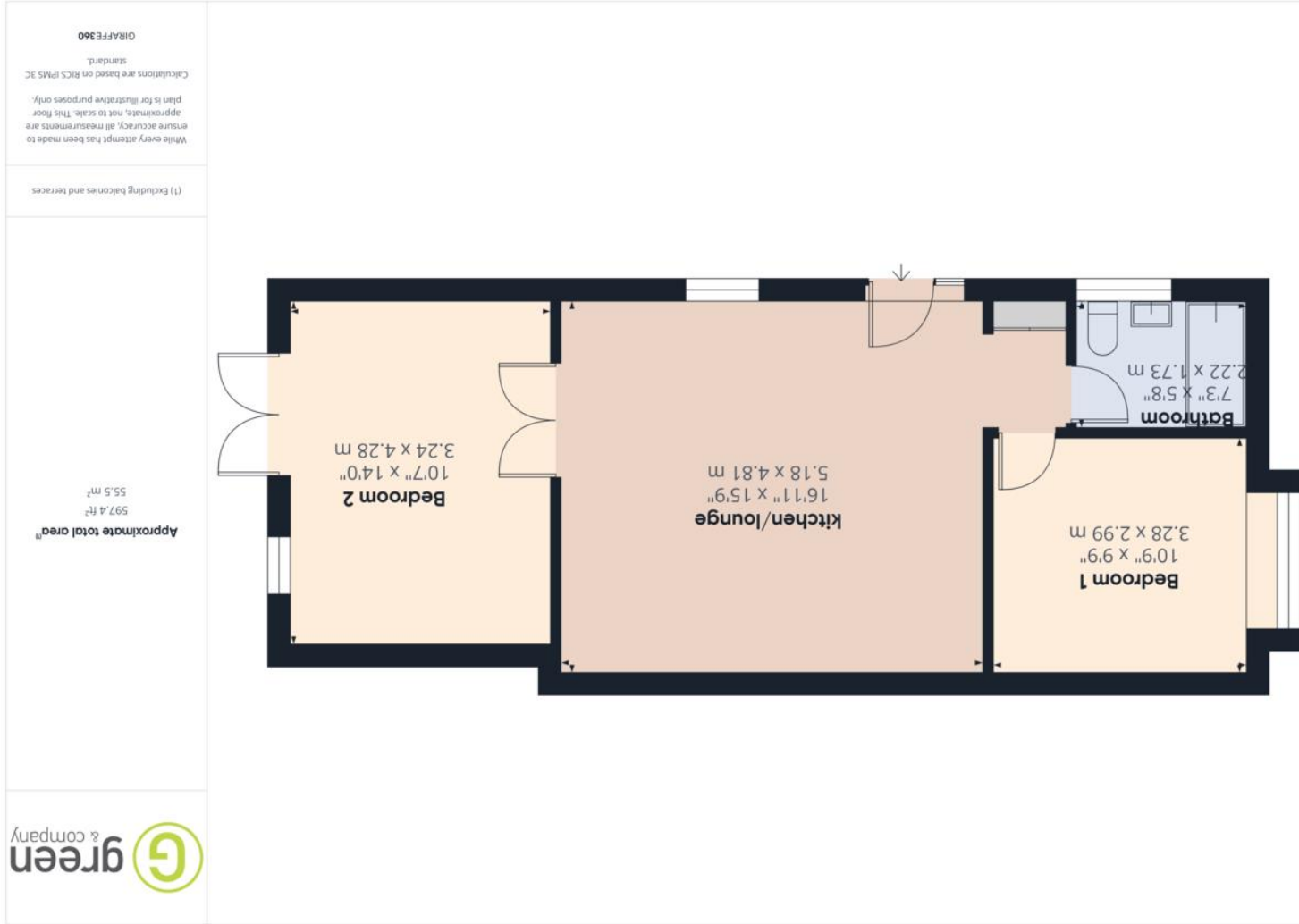


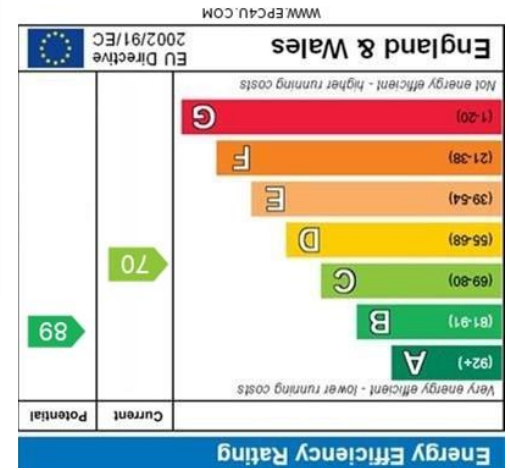
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



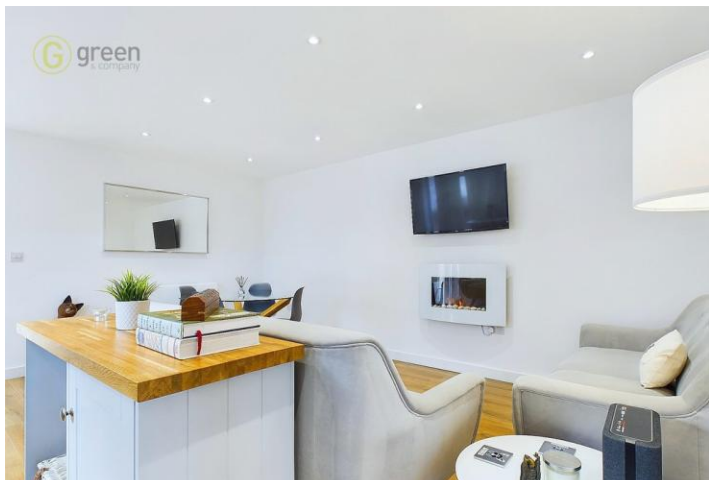
Tamworth | 01827 68444 (option 1)



- EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW
- LUXURY BATHROOM
- OPEN PLAN KITCHEN DINER
- LOUNGE
- DRIVEWAY

Crigdon, Wilnecote, Tamworth, B77 4JT

£250,000



Property Description

A beautifully presented two bedroom semi detached bungalow with driveway and landscaped rear garden, front door into:-

SPACIOUS KITCHEN DINING LOUNGE AREA 16' 11" x 15' 9" (5.16m x 4.8m)
With wall mounted electric fireplace, range of base units and work surfaces, sink with mixer tap, tiled splash backs, electric induction hob, electric fan oven and extractor fan, double glazed window to side, integrated fridge and integrated washing machine, electric storage heater and wood effect flooring, double doors leading to:-

BEDROOM ONE 10' 9" x 9' 9" (3.28m x 2.97m) Having double doors leading to the garden and electric central heating radiator.

BEDROOM TWO 10' 7" x 14' (3.23m x 4.27m) Double glazed bow window to front and electric central heating radiator and wood effect flooring.

LUXURY BATHROOM 7' 3" x 5' 8" (2.21m x 1.73m) Having low level wc, pedestal wash hand basin, double glazed window to the side, bath with shower attachment over and a separate electric shower unit, tiled walls.

REAR GARDEN Having gravelled area and lawned area, enclosed by fences.

Viewing essential!!

AGENTS NOTE The vendor has confirmed the property has Dimplex Quantum Heaters and Hub, and British Gas offer a Dimplex Tariff where the off peak rate is approximately 10p per Kwh.

Council Tax Band B - Tamworth

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

Mobile coverage - voice and data likely available for EE, 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 69 Mbps. Highest available upload speed 17 Mbps.

Networks in your area - 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444