

"How does this help me?"

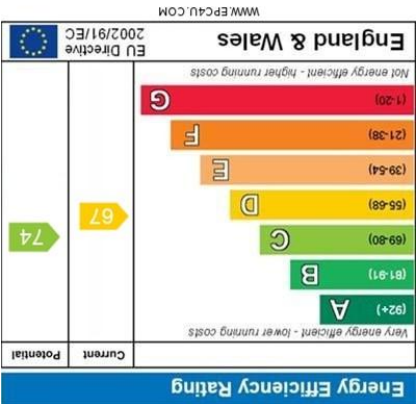
LEGAL READY

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 Conveyor.



Tamworth | 01827 68444 (option 1)



- GROUND FLOOR
- TOWN CENTRE
- APARTMENT
- TWO BEDROOMS
- GUEST WC
- SHOWER ROOM



Saxon Mill Lane, Tamworth, B79 7JD

£140,000



Property Description

A two bedroom ground floor apartment situated close to the town centre.

HALLWAY Doors off to:-

GUEST WC With wc and wash hand basin.

SHOWER ROOM 5' 6" x 7' 5" (1.68m x 2.26m) With corner shower cubicle, wash hand basin, low level wc, tiled walls and heated towel rail.

BEDROOM ONE 10' 4" x 11' (3.15m x 3.35m) Double glazed window to rear, wardrobes and central heating radiator.

BEDROOM TWO 8' 5" x 7' 11" (2.57m x 2.41m) Double glazed window to front and central heating radiator, fitted wardrobes.

LOUNGE DINER 16' x 11' 9" (4.88m x 3.58m) Having sliding patio doors leading out to the rear, double glazed window to side and electric feature fireplace.

KITCHEN 12' 7" x 7' 8" (3.84m x 2.34m) Having a range of wall and base units, work surfaces, washing machine, hob, oven and extractor, and double glazed window to rear.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps.

Highest available upload speed

1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 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 leasehold with approximately 149 years remaining. Service Charge is currently running at approximately £2700 per annum and is reviewed (to be confirmed). The Ground Rent is a peppercorn. 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 Solicitors 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