

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



"How does this help me?"

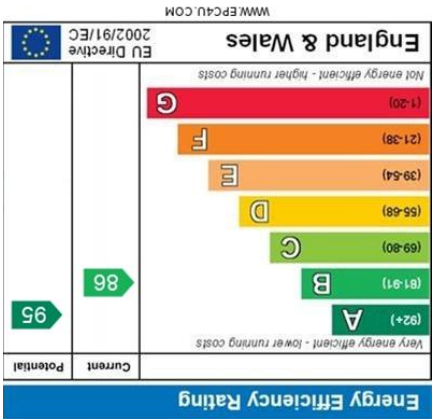
**LEGAL READY**

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 Conveyer.



Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- ENSUITE TO MASTER
- OPEN PLAN KITCHEN DINER
- SPACIOUS LOUNGE
- THREE PARKING SPACES



Blackthorn Circus, Arkall Farm, Tamworth, B79 0FY

Offers In Excess Of  
£300,000





## Property Description

Blackthorn Circus is a three bedroom mid terrace property situated on the popular North side of Tamworth.

Approach the property via the gated path to front door.

HALLWAY With stairs leading to first floor.

SPACIOUS LOUNGE 15' 2" x 12' 8" (4.62m x 3.86m) With central heating radiator and double glazed window to front.

OPEN PLAN KITCHEN DINER 15' 0" x 17' 9" (4.57m x 5.41m) With breakfast island, a range of wall and base units with work surfaces, extractor with gas hob and double oven, integrated fridge/freezer, microwave, fan oven, hob, dishwasher and washing machine which will stay subject to offer, stainless steel sink with mixer tap, lighting, LVT flooring and double glazed windows to rear and double glazed doors to garden.

GUEST WC With low level WC and wash hand basin.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 9' 1" x 10' 5" (2.77m x 3.18m) With double glazed window to rear and central heating radiator and fitted wardrobes.

BEDROOM TWO 10' 3" x 8' 2" (3.12m x 2.49m) With double glazed window to front and central heating radiator and wardrobes (subject to offer).

BEDROOM THREE 9' 3" x 7' 7" (2.82m x 2.31m) With double glazed window to front and central heating radiator.

ENSUITE With double shower, glazed screen, pedestal wash hand basin, low level WC, tiled walls, electric shower and central heating radiator.

BATHROOM Having panel bath with shower attachment, fully tiled walls, low level WC, pedestal wash hand basin and central heating radiator.

GARDEN Is landscaped with patio area, lawned area, garden shed, gate to rear to access the rear parking space and the carport.

AGENTS NOTE The current vendor purchased the property in December 2023, there is a burglar alarm fitted and this was serviced in December 2024, new carpets to lounge and stair area, re-decorated throughout, blinds fitted throughout.

The roof space is boarded with window, etc and is ready to be converted (subject to planning permission).

The car port has power and lighting.

There are electrics/cabling place for ring cameras in the garden and garage.

Council Tax Band C Lichfield District 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 6 Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 76Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 900Mbps.

Networks in your area:- OFNL, 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