

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



LEGAL READY

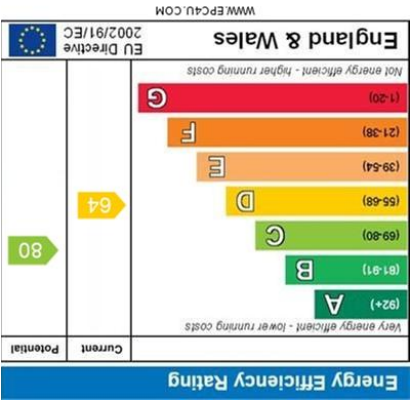
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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)



- GENEROUS DRIVEWAY AND GARAGE
- THREE GOOD SIZED BEDROOMS
- EXTENDED KITCHEN
- LOUNGE DINER
- BATHROOM



Bowling Green Avenue, Wilnecote, Tamworth, B77 5ED

Guide Price £200,000





## Property Description

A three bedroom semi detached family home set in the location of Winecote with easy access to transport links. Being sold with vacant possession and no upward chain.

Approach the property via the driveway, lawned front garden and steps up to front door leading into:-

**HALLWAY** Having stairs leading to the first floor.

**SPACIOUS LOUNGE / DINING ROOM** 8' 7" x 24' 4" (2.62m x 7.42m) With patio doors to garden, double glazed window to front, feature fireplace, central heating radiator.

**BREAKFAST KITCHEN** 8' 1" x 16' 9" (2.46m x 5.11m) Having a range of wall and base units and work surfaces, central heating radiator, sink with mixer, space for cooker, double glazed door leading to garden and double glazed window to rear, under stairs pantry.

**FIRST FLOOR LANDING** Having doors off to:-

**BEDROOM ONE** 9' 9" x 12' (2.97m x 3.66m) Double glazed window to front, central heating radiator.

**BEDROOM TWO** 10' 6" x 11' 6" (3.2m x 3.51m) With double glazed window to rear and central heating radiator.

**BEDROOM THREE** 7' 1" x 8' 5" (2.16m x 2.57m) With double glazed window to front, central heating radiator.

**BATHROOM** 6' 2" x 7' 9" (1.88m x 2.36m) With panelled bath, shower over, spotlighting, double glazed window to rear, low level wc, pedestal wash hand basin.

**REAR GARDEN** Having paved patio area, low maintenance with gravelled areas, door which leads to garage.

**GARAGE** With up and over door and power.

Council Tax Band B - Tamworth

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

Mobile coverage for:  
EE, O2 and Vodafone - Good (outdoor only):0  
Three - Good - in-home and outdoor

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed \*80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadband, 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

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.