

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)



- TWO BEDROOMS
- TOWN CENTRE
- TWO RECEPTION ROOMS
- COURT YARD REAR GARDEN
- LARGE BATHROOM

Ludgate, Tamworth, B79 7EG

£175,000



Property Description

A lovely two bedroom mid terrace in the town centre.

Approach via path to front door into:-

SPACIOUS LOUNGE 11' 6" x 13' 3" (3.51m x 4.04m) With double glazed window to front, central heating radiator.

SECOND RECEPTION ROOM 11' 11" x 13' 3" (3.63m x 4.04m) With double glazed window to rear, central heating radiator, door to:-

INNER HALLWAY With stairs leading to first floor and storage cupboard.

KITCHEN 7' 10" x 6' 11" (2.39m x 2.11m) With wall and base units, work surfaces, sink with taps, double glazed window to side, plumbing for washing machine, space for fridge/freezer, further door to:-

REAR HALLWAY With central heating radiator and double glazed door leading out to:-

COURT YARD STYLE GARDEN With block paved area, walled borders and door into brick built shed.

FIRST FLOOR LANDING Having doors off to:-

BATHROOM 14' 4" x 6' 11" (4.37m x 2.11m) Having bath with shower over, tiled walls, pedestal wash hand basin, low level wc, central heating radiator, storage cupboard housing the boiler.

BEDROOM TWO 12' 0" x 10' 0" (3.66m x 3.05m) With double glazed window to rear and central heating radiator.

BEDROOM ONE 11' 6" x 13' 2" (3.51m x 4.01m) With double glazed window to front and central heating radiator.

AGENTS NOTE The vendor has confirmed the property has had a new roof and boiler in the last two years.

Council Tax Band A - Tamworth

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

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

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 209 Mbps. Highest available upload speed 30 Mbps.
 Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband

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?
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