

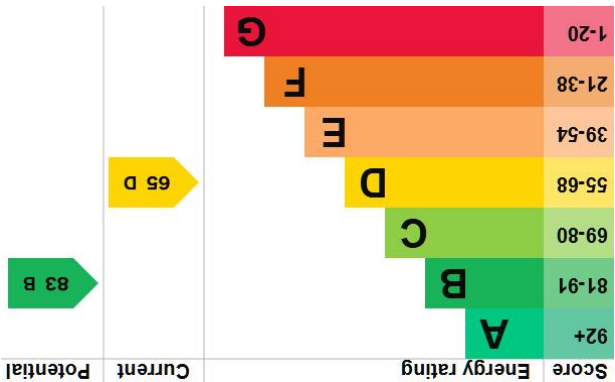
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY

"How does this help me?"
The motivated vendor of this property has required their solicitor with all the paperwork provided 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)



- DRIVEWAY
- TWO BEDROOMS
- EXTENDED KITCHEN
- MODERN THROUHOUT
- LARGE REAR GARDEN
- GREAT LOCATION



Allton Avenue, Mile Oak, Tamworth, B78 3NH

£230,000



Property Description

With driveway to the front and steps leading to front door, side gated access.

HALLWAY With stairs to first floor.

SPACIOUS LOUNGE 13' 11" x 10' 8" (4.24m x 3.25m) With double glazed window to front, central heating radiator and wood effect flooring.

DINING AREA With tiled floor and access to side porch which has storage area, double glazed window to side, door to side and door to guest WC.

WC With low level WC and wash hand basin.

OPEN PLAN KITCHEN 19' 6" x 13' 6" (5.94m x 4.11m) With a range of wall and base units, breakfast bar, space for cooker and plumbing for washing machine, double glazed window to side, stainless steel sink unit with mixer, central heating boiler, double doors leading to garden.

GARDEN With paved patio, lawned area and fenced boundaries.

FIRST FLOOR LANDING With double glazed window to side and doors to bedrooms and bathroom.

BATHROOM Having walk in shower, wash hand basin, low level WC, tiled and double glazed window to rear.

BEDROOM TWO 10' 9" x 8' 6" (3.28m x 2.59m) With double glazed window to rear and central heating radiator.

BEDROOM ONE 11' 0" x 11' 1" (3.35m x 3.38m) With double glazed windows to front, central heating radiator.

Council Tax Band A Lichfield District Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage for:
EE - good outdoor, variable in home
O2, Three, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000Mbps.

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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444