

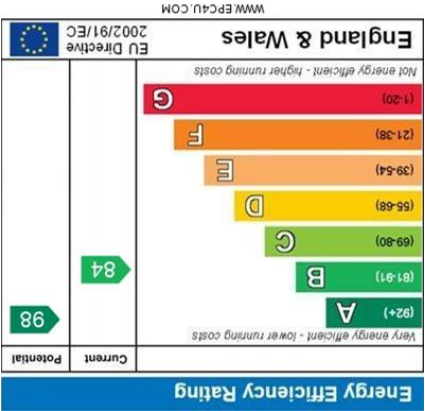
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- TWO BEDROOMS
- TERRACE
- DRIVEWAY
- GUEST WC
- LANDSCAPED GARDENS
- SPACIOUS LOUNGE



Lillingstone Avenue, Coton Green, Tamworth,  
Staffordshire, B79 8FD

£220,000





## Property Description

Lillingstone Avenue is a well presented two bedroom mid terrace with parking to front, front door into :-

### HALLWAY

GUEST WC With low level WC, wash hand basin and double glazed window to front.

LOUNGE 9' 4" x 15' 1" (2.84m x 4.6m) With double glazed window to front, central heating radiator and wood effect flooring.

OPEN PLAN KITCHEN DINER 12' 7" x 8' 3" (3.84m x 2.51m) Is modern throughout with wall and base units and work surfaces, integrated hob and oven, tiled splash backs, sink with mixer tap, double glazed window to rear, double doors leading to garden and space for fridge freezer.

GARDEN Has shed and patio area and rear access.

### FIRST FLOOR

LANDING Has doors off to bathroom and bedrooms.

BEDROOM ONE 12' 7" x 8' 3" (3.84m x 2.51m) With double glazed window to rear and central heating radiator.

BEDROOM TWO 12' 6" x 8' 3" (3.81m x 2.51m) With double glazed window to front and central heating radiator.

BATHROOM With panel bath, shower over, wash hand basin and low level WC.

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property . Mobile coverage for:

EE, O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 50 Mbps.

Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps.

Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, FibreNest, 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

AGENTS NOTE There is an estate management fee of approximately £255 per annum.