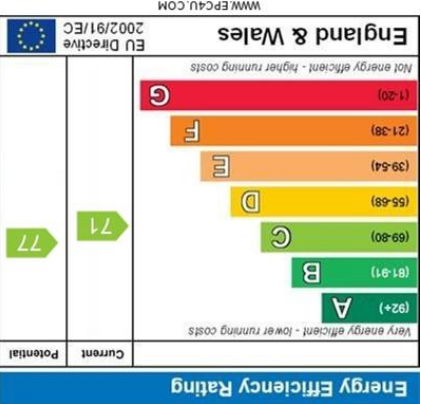




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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)



- MOVE IN READY HOME
- NO UPWARD CHAIN
- COVERED CARPORT TO SIDE
- SHED WITH PWOER IN REAR GARDEN
- OPEN PLAN KITCHEN DINER
- LOW MAINTENANCE FRONT AND REAR GARDENS



Thoresby, Riverside, Tamworth, B79 7SQ

£250,000





## Property Description

Located on a quiet cul de sac this semi detached home has been beautifully maintained by the current owner.

Approach via a block paved driveway giving access to a rear car port. The front of the property is neatly presented and benefits from a low maintenance Astro turfed lawn.

The property comprises:-

Entrance is gained via UPVC door leading into:-

**HALLWAY** With feature dado rail, radiator and stairs leading to the first floor, door off to:-

**LOUNGE** 15' 1" x 11' 2" (4.6m x 3.4m) UPVC bay window to front aspect, radiator, gas feature fireplace and storage cupboard housing gas meter and electric board, dado rail.

**KITCHEN DINER** 8' 8" x 14' 7" (2.64m x 4.44m) Located to the rear of the property with fully tiled flooring, patio doors leading to the rear garden, a range of fitted wall and base units can be found along with space for washer dryer and electric cooker, there is also an integrated fridge/freezer.

**FIRST FLOOR LANDING** Giving access to an airing cupboard and loft hatch into part boarded loft housing the boiler, doors off to:-

**MASTER BEDROOM** 12' 0" x 8' 3" (3.66m x 2.51m) With feature dado rail, double glazed window to front, radiator and built-in sliding mirror wardrobes.

**BEDROOM TWO** 7' 10" x 8' 3" (2.39m x 2.51m) With feature dado rail, double glazed window to rear, radiator, built-in sliding mirror wardrobes.

**BEDROOM THREE** 9' 8" x 16' 1" (2.95m x 4.9m) With double glazed window to front, radiator.

**BATHROOM** 5' 6" x 6' 0" (1.68m x 1.83m) The bathroom features fully tiled walls, low level integrated wc, sink and vanity unit, bath having shower over, heated towel rail and laminate flooring.

**OUTSIDE** The front aspect is approached via block paved driveway with access to covered car port and feature low maintenance Astro turf lawn.

The rear garden has a good sized patio area adjoining the car port, there is a shed with power and a low maintenance lawned area also laid with Astro turf.

Council Tax Band B - Tamworth

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 33 Mbps. Highest available upload speed 7 Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

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

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