

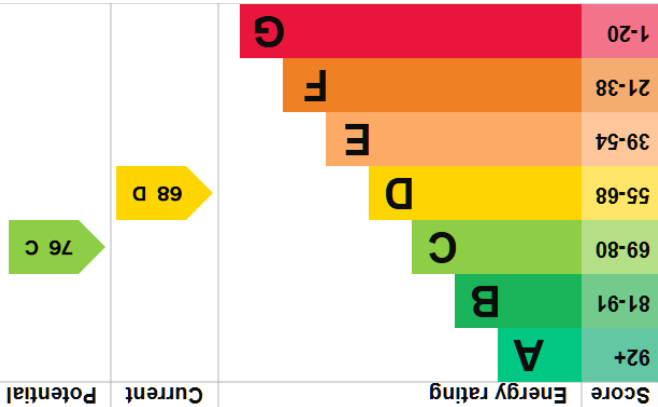
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



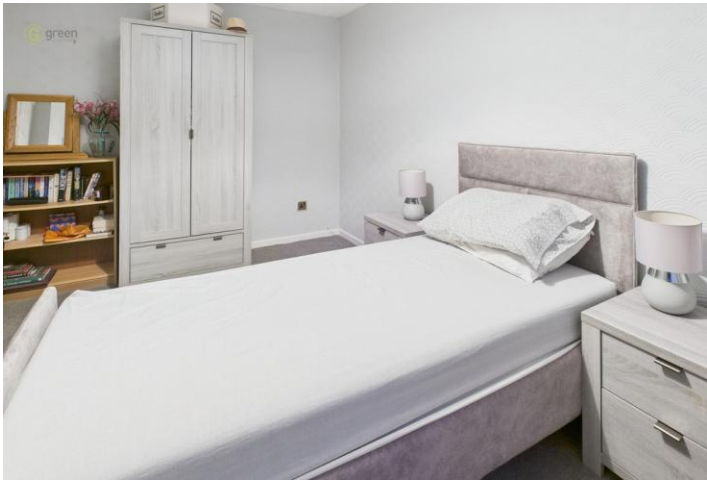
Tamworth | 01827 68444 (option 1)



- LARGE LOUNGE DINING ROOM
- KITCHEN AND UTILITY / STORAGE CUPBOARD
- OFF ROAD PARKING
- NO UPWARD CHAIN
- SET BACK FROM THE MAIN ROAD



Tamworth Road, Two Gates, Tamworth, B77 1EG | Offers Over £250,000



Property Description

Set back from the main road this three bedroom semi detached home offers spacious living accommodation throughout.

Accessed via side entrance door with doors off to:-

FRONT FACING KITCHEN 8' 11" x 7' 7" (2.72m x 2.31m) With a range of wall and base units, built-in oven with gas hob and extractor above, space for washing machine and fridge

UTILITY / STORAGE 9' 6" x 3' 10" (2.9m x 1.17m) Useful storage room with space for white goods and door off to:

GUEST WC With sink and wc.

SPACIOUS LOUNGE DINER 21' 8" x 15' 6" (6.6m x 4.72m) Having door leading to the rear garden, two radiators and feature fireplace with stairs rising to the first floor.

FIRST FLOOR LANDING Having loft hatch and cupboard housing the boiler with doors leading to:-

BATHROOM 5' 8" x 6' 6" (1.73m x 1.98m) With shower unit, wc, sink with vanity unit beneath, rear facing window and heated towel rail.

BEDROOM ONE 14' 2" x 8' 10" (4.32m x 2.69m) With front facing window, radiator beneath.

BEDROOM TWO 10' 11" x 8' 9" (3.33m x 2.67m) Rear facing window, radiator beneath, built-in wardrobe.

BEDROOM THREE 8' 7" x 6' 6" (2.62m x 1.98m) Front facing window, radiator beneath.

OUTSIDE There is off road parking and to the rear is a garden with a paved patio and lawn area

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor

O2 - Good outdoor, variable in-home

Three and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 142 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:- Virgin Media, Lightspeed Broadband, 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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