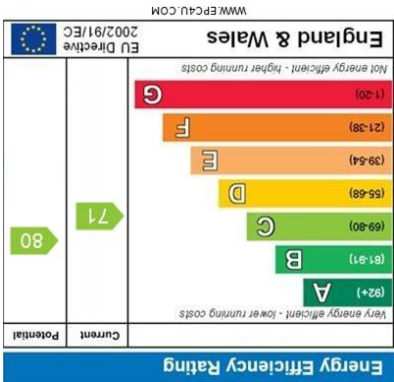


"How does this help me?"  
LEGAL READY  
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays 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 Conveyor.



Tamworth | 01827 68444 (option 1)



- PARKING TO THE REAR
- PRIVATE GATED GARDEN TO REAR
- VESATILE ACCOMMODATION
- BALCONY OFF KITCHEN
- MIX OF CHARACTER & MODERN THROUGHOUT

Long Street, Dordon, Tamworth, B78 1PY

£245,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

This deceptively spacious terraced home offers modern family living arranged over four floors, with parking and a lovely secluded garden to the rear.

Access the property via:-

ENTRANCE WAY With feature wood effect flooring and door into:-

LOUNGE 13' 3" x 15' 2" (4.04m x 4.62m) Having bay window to front with shutters, radiator, wood effect flooring, feature brick built fireplace and door leading to:-

KITCHEN 13' 1" x 11' 7" (3.99m x 3.53m) With a range of wall and base units, space for range cooker, double doors with shutters leading to balcony overlooking the rear and stairs to first floor.

LANDING Having stairs to top floor and doors off to:-

SHOWER ROOM With walk in shower, extractor, low level WC, sink, heated towel rail and window to rear.

SECOND SHOWER ROOM With large walk in shower with rainfall shower head over, low level WC, sink and heated towel rail.

BEDROOM 13' 3" x 8' 11" (4.04m x 2.72m) With window to front and radiator.

BEDROOM 10' 5" x 6' 1" (3.18m x 1.85m) With window to front, radiator and storage cupboard.

SECOND FLOOR

BEDROOM 13' 3" x 15' 5" (4.04m x 4.7m) With window to front, radiator and access to loft.

BEDROOM 13' 3" x 15' 5" (4.04m x 4.7m) With window to rear and radiator.

RECEPTION ROOM 18' 9" x 13' 3" (5.72m x 4.04m) With good amount of storage, radiator, access to rear garden, access to:-

UTILITY ROOM 7' 1" x 7' 10" (2.16m x 2.39m) Housing central heating boiler, space for appliances, window to rear and door to:-

GUEST CLOAKROOM With low level WC and sink.

Council Tax Band B North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in home

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

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

Broadband Type = Superfast Highest available download speed 89 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Openreach, 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.

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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444