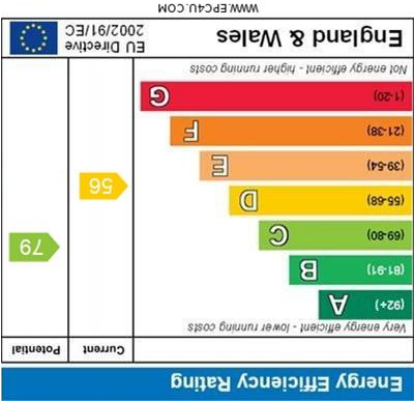


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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)



- 125 YEAR LEASE FROM 2023
- GROUND FLOOR
- ALLOCATED PARKING
- COMMUNAL GARDENS
- PEACEFUL SETTING
- IDEAL FOR SOMEONE DOWNSIZING



Cedar Court, Belmont Road, Wilnecote, Tamworth, B77 5DR

Asking Price Of £132,500



Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

Tucked away in a quiet corner of Belmont Road, you will access this two bedroom ground flat apartment, featuring communal parking outside to the front, and to the rear and a communal garden which all residents are able to share. The property is accessed via a door entry keypad into a communal area and then the front door leads into:-

HALLWAY Having electric heater, useful storage cupboard housing water tank and doors leading off to:-

LOUNGE 6' 11" x 16' 6" (2.11m x 5.03m) Overlooking the communal gardens with an electric heater and open to:-

KITCHEN Having a range of wall and base units with tiled splash backs, oven and hob built-in with extractor over, space for further appliances and further window overlooking the communal garden.

REFITTED BATHROOM 7' 1" x 5' 6" (2.16m x 1.68m) Having fully tiled walls, bath with shower over, sink, wc, heated towel rail, window and extractor fan.

MAIN BEDROOM 11' 0" x 7' 10" (3.35m x 2.39m) Window overlooking the communal garden, electric heater.

BEDROOM TWO 10' 10" x 7' 0" (3.3m x 2.13m) Window overlooking the communal garden with electric heater.

Council Tax Band A - Tamworth

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 12 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 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:- 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 leasehold with approximately 123 years remaining. Service Charge is currently running at £920 per annum and is reviewed (to be confirmed). 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 Solicitors 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