



- Prospect Street, Tamworth, B79 7EU

£200,000





## Property Description

Featuring on road parking this three bedroom semi detached house is approached from the front into:-

ENTRANCE VESTIBULE With stairs rising to the first floor and door into:-

LOUNGE 15' 0" x 14' 1" (4.57m x 4.29m) With radiator, window to front, decorative fire surround, useful storage cupboard and concertina doors opening into:-

KITCHEN 14' 11" x 9' 1" (4.55m x 2.77m) With a range of wall and base units, built in oven and hob with extractor above, space for further appliances and door to:-

SIDE PASSAGE With access to ground floor WC and door leading to rear garden.

REAR GARDEN Mainly laid to lawn and gated access to front.

FIRST FLOOR

BEDROOM ONE 9' 7" x 12' 6" (2.92m x 3.81m) Having window to rear and radiator.

BEDROOM TWO 11' 4" x 10' 7" (3.45m x 3.23m) Having window to front and radiator.

BEDROOM THREE 8' 6" x 9' 1" (2.59m x 2.77m) Having window to front and radiator.

BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m) Having bath with shower over, low level WC and sink.

Council Tax Band B Tamworth Borough Council

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas Central Heating  
Sewerage - Mains

Flood Risk  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000Mbps. Highest available upload speed 2000Mbps.

Networks in your area:- N/A

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