

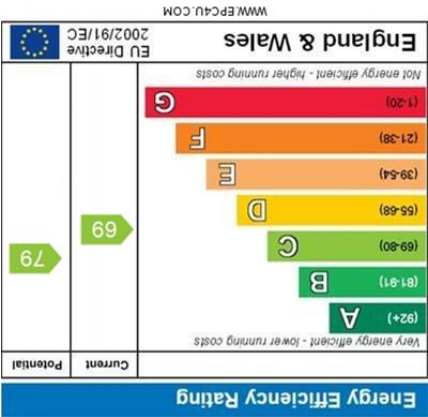
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- END TERRACE WITH SIDE PASSAGE TO REAR
- PARKING FOR TWO CARS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH GARDEN ACCESS
- TWO DOUBLE BEDROOMS



Meadow Way, Tamworth, B79 0EZ

£240,000



Property Description

This beautifully presented two bedroom end terrace property has been lived in by the current owners since new. Featuring two parking spaces to the front and a side passageway giving access to the rear garden, internally the property comprises:-

KITCHEN 10' 11" x 8' 9" (3.33m x 2.67m) With front facing window, radiator, a range of wall and base units featuring a built-in fridge/freezer, washing machine, oven and hob with extractor over, cupboard housing the boiler, stairs rising to the first floor and a door into:-

GUEST WC With window to the front aspect, radiator, low level wc, sink.

SPACIOUS LOUNGE 14' 0" x 12' 3" (4.27m x 3.73m) Accessed via the kitchen, the spacious lounge has two radiators, a useful under stairs storage cupboards and doors leading to the rear garden.

FIRST FLOOR LANDING With loft access and doors to:-

BEDROOM ONE 9' 3" x 12' 3" (2.82m x 3.73m) With a rear facing window, radiator and built-in wardrobes.

BEDROOM TWO 8' 9" x 12' 3" (2.67m x 3.73m) Two front facing windows, radiator, useful storage cupboard.

BATHROOM 6' 6" x 5' 7" (1.98m x 1.7m) Having low level wc, sink, extractor, radiator and a bath with shower over.

REAR GARDEN Enclosed, mainly laid to lawn with a patio area at the end. Gate opening into a passageway leading to front of property.

Council Tax Band B - Tamworth

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Gas
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, O2 and Vodafone - Good outdoor and in-home
Three - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 11 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Virgin Media, Openreach, 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 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?
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