

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 Conveyor.

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Tamworth | 01827 68444 (option 1)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....Date .....



- SPACIOUS PERIOD HOME
- TWO RECEPTION ROOMS
- MANY CHARACTER FEATURES
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- KITCHEN & LEAN TO UTILITY



99 Upper Gungate, Tamworth, B79 8AX

£400,000





## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Accessed via a shared driveway with a detached garage and further parking to the rear, is this characterful 1930's detached home.

Access via:-

PORCH Having access into:-

HALLWAY Having stairs featuring a wooden balustrade and a split landing to first floor and doors into:-

USEFUL PANTRY With window to side.

DUAL ASPECT LOUNGE DINER 14' 0" x 14' 1" (4.27m x 4.29m) Plus 12' 1" x 12' 1" (3.07m x 3.71m)  
With bay window to front, window to rear, two radiators, feature fireplace and two further windows to side aspect.

SECOND RECEPTION ROOM 13' 6" x 10' 0" (4.11m x 3.05m) Having window to side, radiator and door to:-

KITCHEN 11' 10" x 10' 9" (3.61m x 3.28m) Having a range of wall and base units, extractor, boiler, space for several appliances and door to:-

LEAN TO CONSERVATORY 8' 6" x 14' 9" (2.59m x 4.5m) Currently used as a utility with electrics, space for appliances and door out to rear.

REAR Having parking, access to detached garage, a mature garden mainly laid to lawn with shrubs and trees surrounding.

SHOWER ROOM 9' 9" x 2' 11" (2.97m x 0.89m) Having WC, enclosed shower cubicle and pedestal wash hand basin.

LANDING & LOFT SPACE Access to loft via pull down ladder and is fully boarded and also benefits from having electrics and Velux window.

BATHROOM 8' 6" x 4' 10" (2.59m x 1.47m) Having low level WC, pedestal wash hand basin, radiator and bath with shower over and window to side.

BEDROOM ONE 13' 10" x 14' 1" (4.22m x 4.29m) Having bay window overlooking front and radiator.

BEDROOM TWO 12' 1" x 12' 0" (3.68m x 3.66m) Having window overlooking rear and radiator.

BEDROOM THREE 8' 8" x 10' 3" (2.64m x 3.12m) Having window overlooking rear and radiator.

Council Tax Band F Tamworth Borough Council



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

Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. 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 2000 Mbps. Highest available upload speed 2000Mbps.

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.