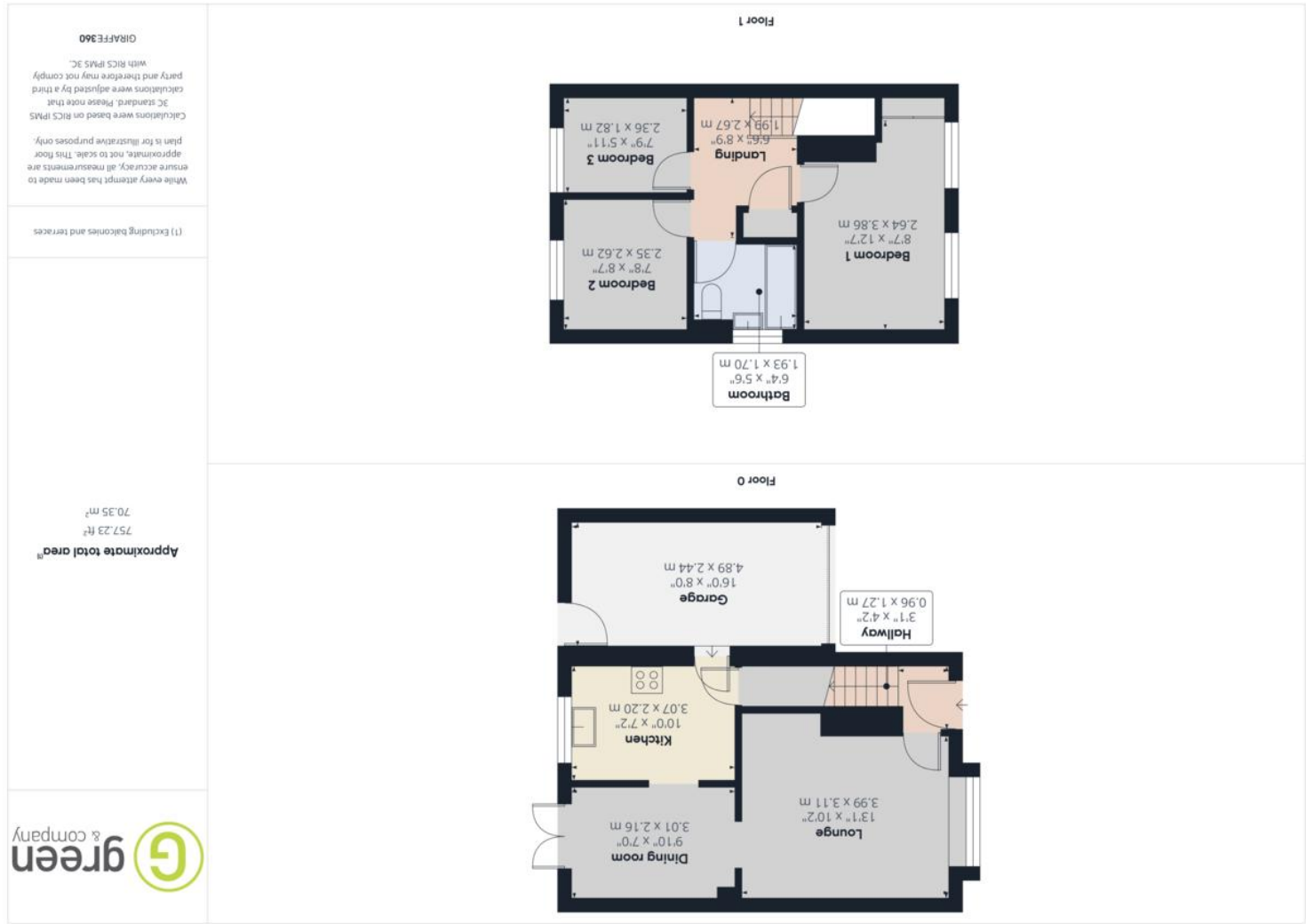


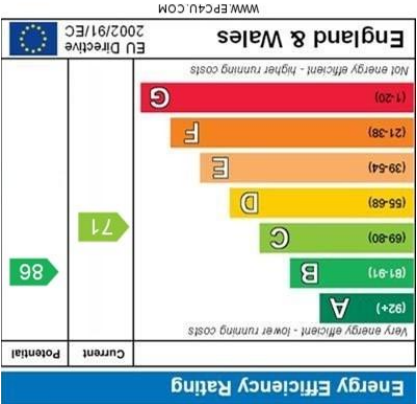
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Tamworth | 01827 68444 (option 1)



- DRIVEWAY
- DETACHED
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN



Parkfield Close, Two Gates, Tamworth, B77 1HE

£250,000





## Property Description

A three bedroom link detached, well presented throughout, with no upward chain.

Approach via block paved driveway , front door into:-

HALLWAY With stairs to first floor.

LOUNGE 13' 1" x 10' 2" (3.99m x 3.1m) With laminate flooring and gas feature fireplace, double glazed window to front and central heating radiator.

DINING ROOM 9' 9" 10" x 7' (3m x 2.13m) Double doors to garden, archway to kitchen, laminate flooring.

KITCHEN 10' x 7' 2" (3.05m x 2.18m) With wall and base units, space for cooker, sink with mixer tap, double glazed window to rear, central heating radiator, door leading to garage.

GARAGE 16' x 8' (4.88m x 2.44m) With up and over door, power and lighting, door leading into the garden.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

### FIRST FLOOR

BEDROOM ONE 8' 7" x 12' 7" (2.62m x 3.84m) Two double glazed windows to front and wardrobes, central heating radiator.

BEDROOM TWO 7' 8" x 8' 7" (2.34m x 2.62m) Double glazed window to rear and central heating radiator.

BEDROOM THREE 7' 9" x 5' 11" (2.36m x 1.8m) Double glazed window to rear, central heating radiator.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m) Double glazed window to side, tiled walls, bath with shower over, pedestal wash basin, low level wc.

REAR GARDEN Low maintenance with paved patio, lawned area and shed to the rear and greenhouse.

Council Tax Band C - Tamworth

Predicted mobile phone coverage and broadband services at the property :-  
Mobile coverage - voice and data likely available for O2, limited for "EE, Three and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 16 Mbps.  
Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 63 Mbps.  
Highest available upload speed 12 Mbps.

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

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?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444