

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



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 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.
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Tamworth | 01827 68444 (option 1)



- WELL PRESENTED TWO BEDROOM
- LARGE DRIVEWAY
- GUEST WC
- MODERN KITCHEN
- LOUNGE DINER
- LUXURY BATHROOM

Meadow Way, Tamworth, B79 0DZ

£227,000



Property Description

Welcome to your future address at Meadow Way, Tamworth, England. This charming two-storey home features a spacious 572 square feet of living space nestled in the serene beauty of the United Kingdom. Experience the perfect blend of functionality and comfort with its layout; a lovely living room and an efficiently designed kitchen with a stove, and a convenient WC on the ground floor; two perfectly proportioned bedrooms and a bathroom with a bath on the first floor, assuring you of comfortable living. But the enticing features don't stop here, located mere moments away from your home are lifestyle amenities that are sure to make every day feel like a vacation. You'll be just a stone's throw away from the SnowDome Ski resort, offering year-round snow-filled fun. Craving a quick bite? The local favourite, Spud Man, is just around the corner. History enthusiasts will find delight in the close proximity to the iconic Tamworth Castle. Movie nights are made easy with ODEON Luxe Tamworth just down the road for an amazing cinematic experience. Commuting is a breeze with quick access to the Tamworth train station. Don't miss out on this idyllic property that promises a well-rounded, comfortable lifestyle.

HALLWAY Entering via a composite front door, hallway having carpeted flooring, radiator, spotlights to the ceiling, and access to the side to the kitchen, and to the rear the lounge and guest WC.

KITCHEN 8' 4" x 8' 1" (2.54m x 2.46m) Having a range of modern wall and base units with work surface over, cupboard housing boiler, stainless steel sink with drainer and mixer tap, under cupboard feature lighting, integrated gas hob with extractor over, integrated oven, fridge freezer and space for washing machine with plumbing. Window with blinds overlooking the front aspect and light fitting to the ceiling.

GUEST WC Having vinyl flooring, low level flush w.c., hand wash basin with mixer tap, part tiled walls and light fitting to the ceiling.

LOUNGE 13' 9" x 11' 9" (4.19m x 3.58m) Having carpeted flooring, radiator, doors giving access to the rear garden, carpeted stairs to the first floor and light fitting to the ceiling.

LANDING Having carpeted flooring, access to storage cupboard, two bedrooms, bathroom, loft access and spotlights to the ceiling.

BEDROOM ONE 10' 11" x 8' 4" (3.33m x 2.54m) Having carpeted flooring, L shaped bedroom which would be perfect for fitted wardrobes, radiator, window with fitted blinds to the rear elevation and light fitting to the ceiling.

BEDROOM TWO 11' 5" x 6' 3" (3.48m x 1.91m) Having carpeted flooring, large wardrobe with fitted rails, radiator, window with fitted blinds to the front elevation and light fitting to the ceiling.

BATHROOM Having vinyl flooring, part tiled walls, radiator, bathroom suite consisting of low level flush w.c., hand wash basin with mixer tap, bath with screen and shower over, opaque window with blinds to the front elevation and light fitting to the ceiling.

GARDEN This is a recently landscaped south facing rear garden, with a patio area and access to the front of the property, the rest laid to artificial lawn, with fenced perimeters, not overlooked, all creating the perfect tranquil space.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 69Mbps. Highest available upload speed 17Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Virgin Media, Openreach

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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