



**green**  
& company



- UNIQUE OPPORTUNITY TO ACQUIRE
- TWO DOUBLE BEDROOMS
- LUXURY SHOWER ROOM
- GARAGE
- DOUBLE DRIVEWAY
- TWO RECEPTION ROOMS



Brain Street, Glascote, Tamworth, B77 2DJ

£245,000





## Property Description

A well presented two bedroom character property with a double driveway, garage, two reception rooms, breakfast kitchen and guest w.c.

Approach the property via path to front door which opens into:-

**DINING ROOM** Double glazed window to front, central heating radiator, stairs leading to the first floor and bi-fold doors leading to:-

**LOUNGE** With log burner, door leading to cellar, double glazed window to side, further door into:-

**OPEN PLAN BREAKFAST KITCHEN** Having a range of modern wall and base units with work surfaces, breakfast bar area, space for range cooker and fridge/freezer space, sink with mixer taps, double French doors leading to the garden and double glazed window to rear.

**GUEST WC** With low level w.c, wash hand basin and double glazed window to rear.

**FIRST FLOOR LANDING** Having doors off to:-

**BEDROOM ONE** With wardrobes, double glazed window to front, central heating radiator.

**BEDROOM TWO** Double glazed window to rear and central heating radiator.

**SHOWER ROOM** With double walk-in shower, tiled walls and flooring double glazed window to side, low level w.c with fitted furniture.

**CELLAR** Having power and lighting.

**OUTSIDE** Having paved patio area, log store, double driveway to the front, side gated access, door leading into the garage.

**GARAGE** Having electric up and over door  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and likely available for Vodafone, limited for EE, Three and O2.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
Networks in your area - Openreach, Virgin Media

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

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