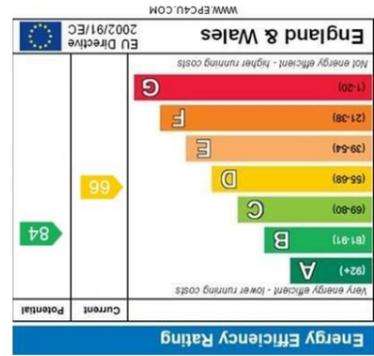


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



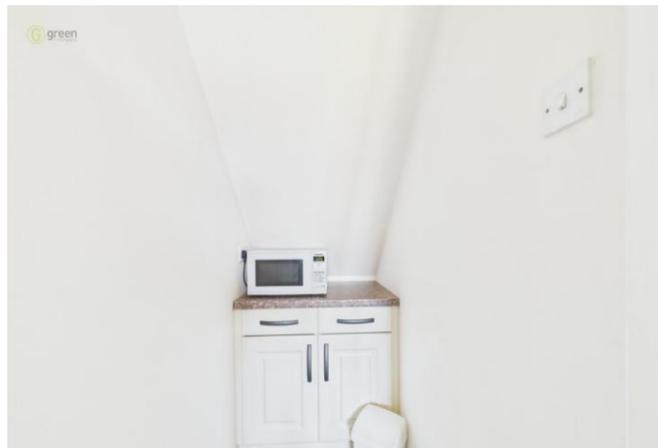
Tamworth | 01827 68444 (option 1)



- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- DINING ROOM
- KITCHEN
- GARAGE
- DELIGHTFUL GARDEN

Lindisfarne, Glasgote, Tamworth, B77 2QW

Offers In Excess Of
 £250,000



Property Description

Lindisfarne was a three bedroom detached home converted to a two bedroom and is sat on a corner plot with lawned fore garden.

Shared access driveway leading to front driveway .

SPACIOUS HALLWAY With stairs leading to the first floor, door into:-

SPACIOUS LOUNGE 12' 9" x 11' 5" (3.89m x 3.48m) With double glazed window to front, central heating radiator, electric feature fireplace.

DINING ROOM 9' 9" x 7' 3" (2.97m x 2.21m) With double glazed window to rear and central heating radiator.

KITCHEN 9' 11" x 7' 1" (3.02m x 2.16m) With a range of wall and base units and worksurfaces, sink with mixer tap, plumbing for washing machine, double glazed window to rear, understairs storage cupboard, door leading to garage and further door leading out to garden.

REAR GARDEN With side gated access, lawned area and paved area.

FIRST FLOOR

LANDING Having double glazed window to side and storage cupboard.

BEDROOM ONE (Previously Bed 2 & 3) 7' 11" x 14' 10" (2.41m x 4.52m) With two double glazed windows to rear, fitted wardrobes and drawers two central heating radiators.

BEDROOM TWO 8' 5" x 11' 9" (2.57m x 3.58m) Two double glazed windows to front, storage cupboard and central heating radiator.

SHOWER ROOM 6' 3" x 5' 6" (1.91m x 1.68m) With walk in shower and glazed screen, tiled walls, mixer shower, wash hand basin, low level WC, double glazed window to side.

GARAGE 16' 7" x 8' 0" (5.05m x 2.44m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C 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 79Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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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