

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 Conveyancer.

Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- DRIVEWAY
- SPACIOUS LOUNGE
- KITCHEN DINER
- CONSERVATORY
- THREE BEDROOMS



Brookweed, Amington, Tamworth, B77 4EA

£240,000





## Property Description

Brookweed is a beautifully presented three bedroom semi-detached home in Amington, with block paved driveway, potential for an extension or garage to the side subject to planning permission, side gated access leading into garden and front door into:-

**SPACIOUS HALLWAY** With solid wood flooring, stairs to first floor and door into lounge.

**LOUNGE** 11' 2" x 15' 1" (3.4m x 4.6m) Solid wood flooring, double glazed window to front and double doors leading into kitchen/diner.

**KITCHEN/DINER** 14' 5" x 8' 6" (4.39m x 2.59m) Having tiled flooring, tiled splashbacks, a range of wall and base units and work surfaces, double oven, extractor, gas hob, sink with mixer taps and double glazed windows to rear, double glazed door leading into:-

**CONSERVATORY** 13' 11" x 9' 3" (4.24m x 2.82m) With tiled flooring, double glazed and half brick built with double doors leading to garden.

**FIRST FLOOR**

**LANDING** Having airing cupboard off and doors off to bedrooms and bathroom.

**BEDROOM THREE** 6' 2" x 9' 0" (1.88m x 2.74m) With double glazed window to front and central heating radiator.

**BEDROOM ONE** 8' 2" x 13' 8" (2.49m x 4.17m) With double glazed window to front and central heating radiator.

**BEDROOM TWO** 8' 2" x 8' 10" (2.49m x 2.69m) With double glazed window to rear and central heating radiator.

**BATHROOM** 6' 0" x 5' 7" (1.83m x 1.7m) With tiled walls and floor, panel bath with shower over, low level WC, wash hand basin and double glazed window to rear.

**REAR GARDEN** With side gated access, patio area, lawned area, shrub and plant borders and garden shed to rear.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, Vodafone, limited for EE, Three  
Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 92Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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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