

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



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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
- FABULOUS CONSERVATORY
- IMMACULATE THROUGHOUT
- GUEST WC
- SPACIOUS LOUNGE
- TWO PARKING SPACES TO FRONT



Grazier Avenue, Two Gates, Tamworth, B77 1GW

£230,000





## Property Description

A beautifully presented two bedroom end of terrace, ideal first time buy or investor property, situated on a lovely corner plot with two allocated parking spaces to the front, lawned area to side and side gated access into the garden.

Front door into:-

SPACIOUS HALLWAY With stairs to first floor, under stairs storage cupboard.

KITCHEN 9' 4" x 7' 5" (2.84m x 2.26m) With wall and base units, work surfaces, integrated hob and oven, double glazed window to front, space for fridge/freezer, plumbing for washing machine and dishwasher, sink with mixer taps, wood effect flooring and tiled splash backs.

GUEST WC 3' 1" x 7' 4" (0.94m x 2.24m) Having low level wc, wash hand basin, central heating radiator, wood effect flooring.

SPACIOUS LOUNGE 10' 6" x 13' 11" (3.2m x 4.24m) Having central heating radiator, double doors leading to the conservatory and double glazed window to rear.

CONSERVATORY 8' 6" x 12' 7" (2.59m x 3.84m) Tiled wood effect flooring, double glazed and half brick built with double glazed door leading out to the garden.

GARDEN Outdoor lighting and water feature, garden shed, paved patio area and gravelled area, shrub and plant borders and side gated access.

FIRST FLOOR LANDING Loft access, double glazed window to side, doors off to:-

BATHROOM 7' 5" x 6' 5" (2.26m x 1.96m) Double glazed window to rear, pedestal wash hand basin, low level wc, bath with shower attachment, tiled walls, tile effect flooring.

BEDROOM TWO 11' 6" x 7' 4" (3.51m x 2.24m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 9' 7" x 10' 7" (2.92m x 3.23m) Fitted wardrobes, central heating radiator, two double glazed windows to front and useful storage cupboard.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 17 Mbps.

Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 110 Mbps.  
Highest available upload speed 20 Mbps.

Networks in your area:- 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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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444