

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



"How does this help me?"

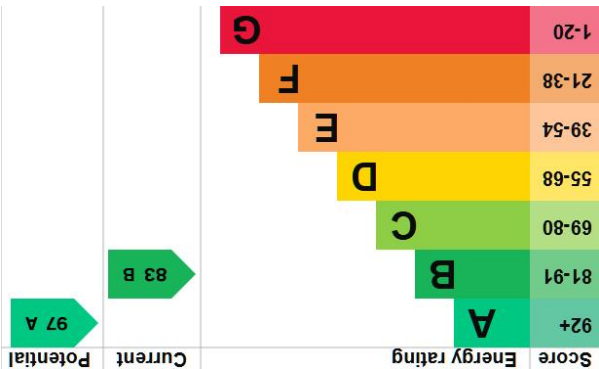
**LEGAL READY**

The motivated vendor of this property has required their solicitor with all the paperwork 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)



- DRIVEWAY
- LOUNGE DINER
- DELIGHTFUL GARDEN
- GUEST WC
- MODERN KITCHEN
- FAMILY BATHROOM

Worthing Grove, Dunstall Park, Tamworth, B78 3FY

£245,000





## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Worthing Grove is a well presented two bedroom semi-detached on the modern Dunstall Park estate being close to local amenities, excellent school school catchments and transport links.

Approach via driveway which has space for two vehicles and front door into:-

HALLWAY Having guest WC, low level WC, wash hand basin, window to side.

KITCHEN With a range of wall and base units, work surfaces, extractor, hob and oven, washing machine, sink with mixer tap and double glazed window to front.

LOUNGE/DINER Having double doors leading to garden and double glazed window to rear, central heating radiator and useful storage cupboard.

FIRST FLOOR

LANDING Having doors off to:-

BEDROOM ONE With double glazed window to rear and central heating radiator.

BEDROOM TWO Having double glazed window to front and central heating radiator.

FAMILY BATHROOM With low level WC, pedestal wash hand basin, heated towel rail, bath with shower over and tiled walls.

OUTSIDE Side gated access leading to the garden which has garden shed, paved patio area and lawned area.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - voice likely available for Vodafone, limited for EE, Three, O2 and data likely available for Vodafone, limited for EE, Three, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 28 Mbps. Highest available upload speed 5Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Hyperoptic, 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444