

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 Conveyor.

Tamworth | 01827 68444 (option 1)



- WOW
- TWO BEDROOMS CHARACTER PROPERTY
- DOUBLE PARKING TO REAR
- BEAUTIFULLY PRESENTED
- TWO RECEPTION ROOMS
- NEWLY FITTED KITCHEN



Watling Street, Two Gates, Tamworth, B77 1HW

£225,000





## Property Description

A beautifully presented two bedroom character property.

Approach via path to front door into:-

**SPACIOUS LOUNGE** 11' 11" x 11' 2" (3.63m x 3.4m) With feature radiator, wooden shutters, double glazed window to front, sliding door leading to:-

**INNER HALLWAY** With stairs leading to the first floor.

**DINING ROOM** 13' 1" x 10' 1" (3.99m x 3.07m) With tiled flooring, feature fireplace, under stairs storage cupboard, central heating radiator, double glazed window to rear.

**RECENTLY REFITTED KITCHEN** 6' 5" x 18' 8" (1.96m x 5.69m) Having a range of wall and base units, work surfaces, incorporating sink with mixer tap, double glazed window to rear, ceramic splash back tiling, five ring gas hob, integrated fridge freezer, dishwasher and washer/dryer, tiled flooring, electric plinth heaters, double glazed window to side and door leading to courtyard area.

**FIRST FLOOR** Open plan to:-

**BEDROOM ONE** 13' 1" x 13' 3" (3.99m x 4.04m) With oak and glass staircase, double glazed window to rear, central heating radiator.

**BEDROOM TWO** 12' 11" x 11' 3" (3.94m x 3.43m) Feature radiator, double glazed window to front, wardrobes.

**BATHROOM** 6' 5" x 11' 3" (1.96m x 3.43m) With walk-in shower cubicle with tiled walls, mixer shower, tiled flooring, wash hand basin with vanity and splash backs, feature radiator, low level wc and double glazed window to rear and storage cupboard.

**REAR** To the rear of the property is a courtyard style area with paved patio and storage, gate that leads to rear access which has parking for two cars, rear garden with lawned area and patio area, one brick built shed and one log roll shed, shrub and plant borders.

Council Tax Band A - Tamworth

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

Mobile coverage for:  
EE - Good (outdoor only)  
O2 - Variable in-home, good outdoor  
Three and Vodafone - Good in-home and outdoor

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 0 Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadband, 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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