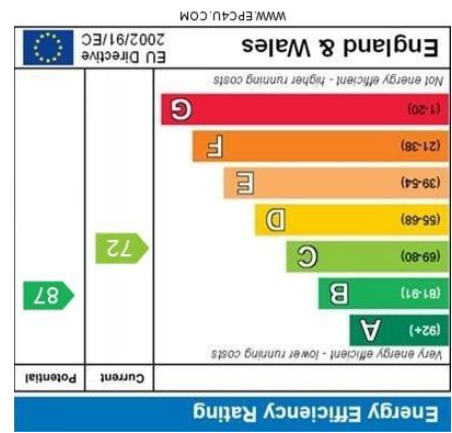


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- NEWLY FITTED KITCHEN DINER
- SPACIOUS LOUNGE
- LANDSCAPED REAR GARDEN
- LUXURY BATHROOM

Litton, Wilnecote, Tamworth, B77 4JB

£230,000



## Property Description

A well presented three bedroom semi detached.

Approach via path to front door with double glazed door into :-

ENCLOSED PORCH Further door into :-

HALLWAY Having herringbone luxury vinyl flooring, stairs leading to the first floor, central heating radiator and door into :-

OPEN PLAN KITCHEN DINER 12' 9" x 11' 4" (3.89m x 3.45m) Having a range of wall and base units, gas hob, extractor, integrated microwave and oven, space for fridge/freezer, central heating radiator, double glazed window to front, sink with mixer tap, plumbing for dishwasher and plumbing for washing machine.

SPACIOUS LOUNGE 10' 5" x 17' 7" (3.18m x 5.36m) Double glazed double doors leading to the garden, double glazed window to rear, central heating radiator and herringbone laminate flooring.

FIRST FLOOR LANDING Storage cupboard over the stairs and doors off to :-

BEDROOM TWO 12' 3" x 8' 3" (3.73m x 2.51m) With double glazed window to front, central heating radiator.

BEDROOM ONE 11' 3" x 8' 2" (3.43m x 2.49m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 6' 8" x 9' 3" (2.03m x 2.82m) Double glazed window to rear and central heating radiator.

LUXURY BATHROOM 5' 6" x 9' 2" (1.68m x 2.79m) With marble effect tiling, double glazed window to rear, shower over bath, low level wc, wash hand basin with vanity.

REAR GARDEN Landscaped with decked patio area, artificial lawn, two storage sheds and further decked patio area to rear, gated access leading out to the front.

Council Tax Band B - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

Networks in your area - No information available

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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