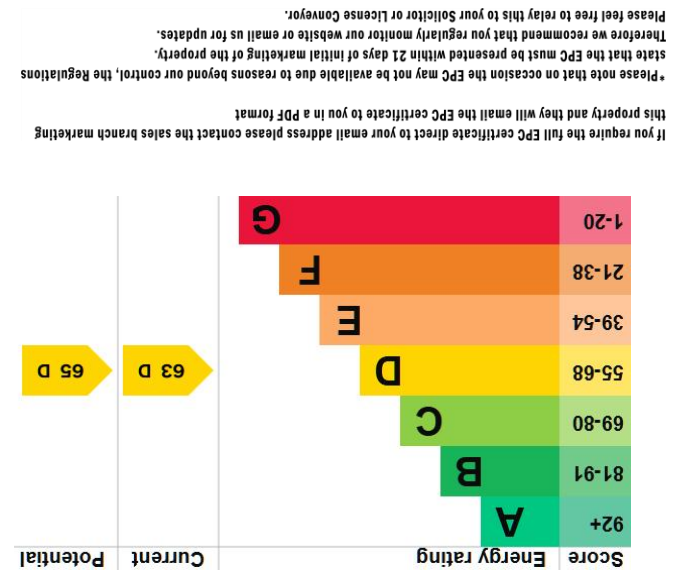


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



Tamworth | 01827 68444 (option 1)



- IDEAL INVESTMENT
- ONE BEDROOM
- LOUNGE DINER
- KITCHEN
- SHOWER ROOM
- VIEWING ESSENTIAL

Chapelon, Tamworth, B77 2EW

Offers Over £100,000





## Property Description

Front door into:-

STORAGE AREA 16' 0" x 7' 8" (4.88m x 2.34m) Currently being used as a bedroom.

Further doors to stairs which leads to:-

LANDING With double glazed window to rear, central heating radiator and doors to:-

BEDROOM ONE 16' 0" x 8' 6" (4.88m x 2.59m) With fitted wardrobes, double glazed window to front, central heating radiator and storage cupboard.

BATHROOM 12' 5" x 4' 10" (3.78m x 1.47m) With shower cubicle, shower screen, mixer shower, wash hand basin, low level WC and double glazed window to front.

KITCHEN 12' 8" x 6' 4" (3.86m x 1.93m) Having a range of wall and base units, integrated hob and oven, sink with mixer tap, double glazed window to front and space for fridge.

LOUNGE/DINER 15' 11" x 9' 6" (4.85m x 2.9m) With double glazed windows to front and rear and central heating radiator, feature fireplace.

Council Tax Band A Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property . Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3Mbps.

Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 18Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area - 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 leasehold with approximately 99 years remaining. Service Charge is currently running at £0 and is reviewed (not applicable). The Ground Rent is currently running at £230 per annum and is reviewed (to be confirmed). 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

