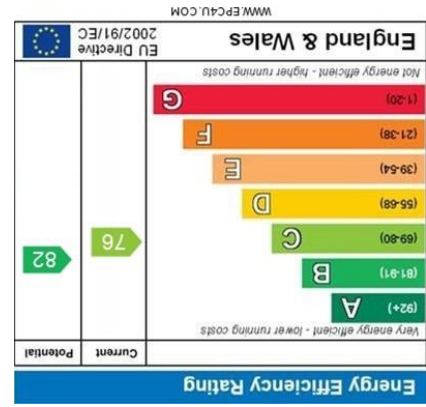


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)

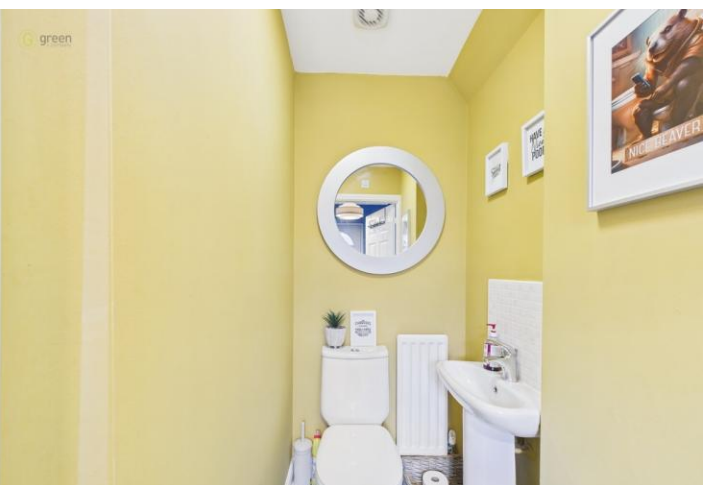
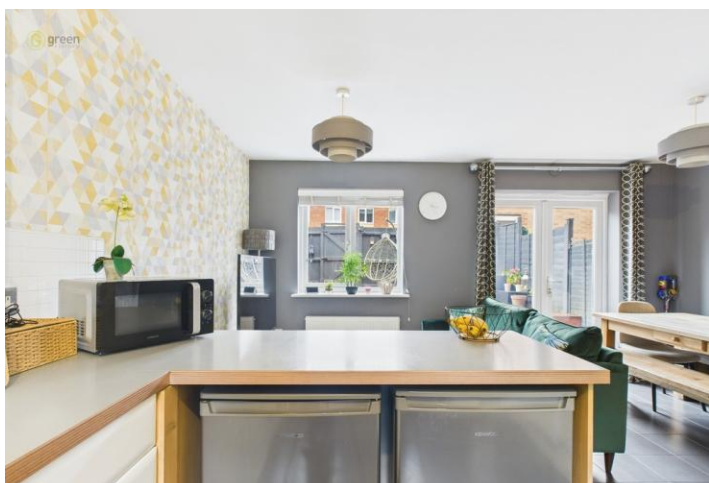


- THREE DOUBLE BEDROOMS
- DRIVEWAY
- GARAGE
- OPEN PLAN KITCHEN DINER
- GUEST WC
- SPACIOUS LOUNGE

Hedging Lane, Wilnecote, Tamworth, B77 5ET

Offers In Excess Of  
 £250,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Hedging Lane is a three bedroom town house situated in the popular location of Wilnecote.

Approach the property via pathway and front door into:-

SPACIOUS HALLWAY With door to:-

GUEST WC With low level WC and wash hand basin.

KITCHEN/DINING/FAMILY AREA Kitchen area - 8' 5" x 11' 3" (2.57m x 3.45m)  
Family area - 15' 6" x 10' 3" (4.74m x 3.13m)

With double doors to the garden, double glazed window to rear, a range of wall and base units and work surfaces, sink with mixer tap, double glazed window to front, hob, oven and extractor and space for fridge freezer and washing machine.

FIRST FLOOR

LANDING With doors to:-

LOUNGE 15' 4" x 10' 1" (4.67m x 3.07m) With Juliet balcony, double glazed window to rear and central heating radiator.

BEDROOM TWO 8' 9" x 10' 10" (2.67m x 3.3m) With double glazed window to front, central heating radiator.

SECOND FLOOR

LANDING With doors to:-

BEDROOM ONE 11' 0" x 10' 2" (3.35m x 3.1m) Having double glazed window to rear, fitted wardrobe and central heating radiator.

ENSUITE With shower cubicle, glazed screening, mixer shower, tiled walls, pedestal wash hand basin, low level WC and double glazed window to rear.

BEDROOM THREE 11' 8" x 7' 3" (3.56m x 2.21m) With double glazed window to front, fitted wardrobe/housing for central heating boiler and central heating radiator.

BATHROOM 5' 7" x 6' 2" (1.7m x 1.88m) Panel bath with tiled walls, low level WC and pedestal wash hand basin.

REAR GARDEN Having decked patio area, rear gate leading to driveway.

GARAGE 9' 1" x 17' 2" (2.77m x 5.23m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for EE, Three, limited for O2, Vodafone and data likely available for EE, Three, limited for O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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.

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