

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



**LEGAL READY**

“How does this help me?”

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

Score	Energy rating	Potential
92+	A	
81-91	B	87 B
69-80	C	70 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	

Tamworth | 01827 68444 (option 1)



- EXCELLENT LOCATION
- THREE BEDROOM SEMI
- DRIVEWAY
- GARAGE
- SPACIOUS LOUNGE
- KITCHEN

Arkle, Dosthill, Tamworth, B77 1NE

£245,000





## Property Description

A well presented three bedroom semi detached with garage.

Approach via driveway, path to front door with lawned fore-garden, front door into:-

HALLWAY With stairs leading to the first floor, door to:-

KITCHEN 10' 2" x 8' 10" (3.1m x 2.69m) With a range of wall and base units and work surfaces, sink with mixer tap, hob, oven and extractor, integrated fridge, double glazed window to front, door leading to garage.

GARAGE 16' 8" x 8' 3" (5.08m x 2.51m) With up and over door, power and lighting, door leading out to the garden.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

SPACIOUS LOUNGE 16' 5" x 14' 9" (5m x 4.5m) Double glazed window to rear, feature fireplace, central heating radiator.

### FIRST FLOOR

BEDROOM THREE 11' 10" x 5' 7" (3.61m x 1.7m) Double glazed window to rear and central heating radiator, opening that leads to bedroom two but also has its own access still.

BEDROOM TWO 9' 4" x 9' 2" (2.84m x 2.79m) Double glazed window to rear and central heating radiator.

SHOWER ROOM 6' 4" x 6' 0" (1.93m x 1.83m) Walk-in shower with glazed screen and electric shower, tiled walls, wash hand basin with vanity and storage, double glazed window to side and low level wc.

BEDROOM ONE 8' 11" x 11' 8" (2.72m x 3.56m) Double glazed window to front, central heating radiator.

REAR GARDEN Has paved patio, garden shed and lawned area.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

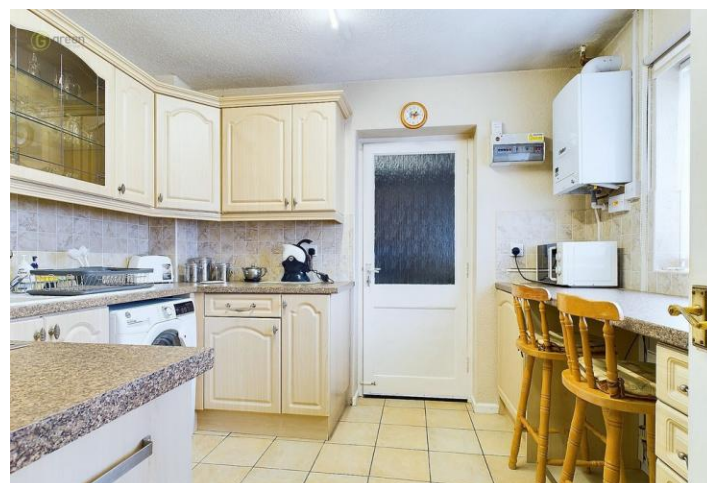
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444