

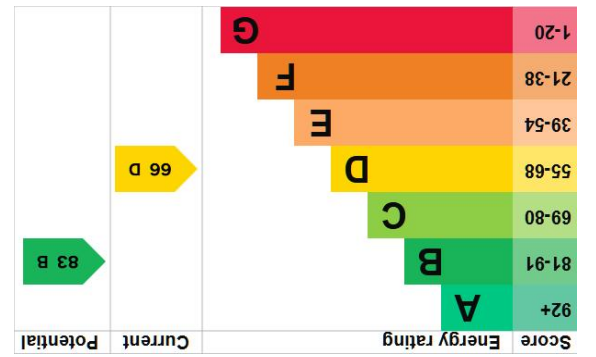
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



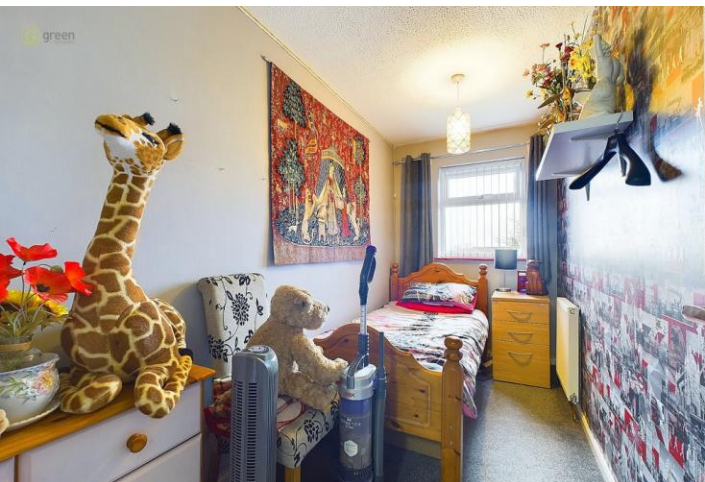
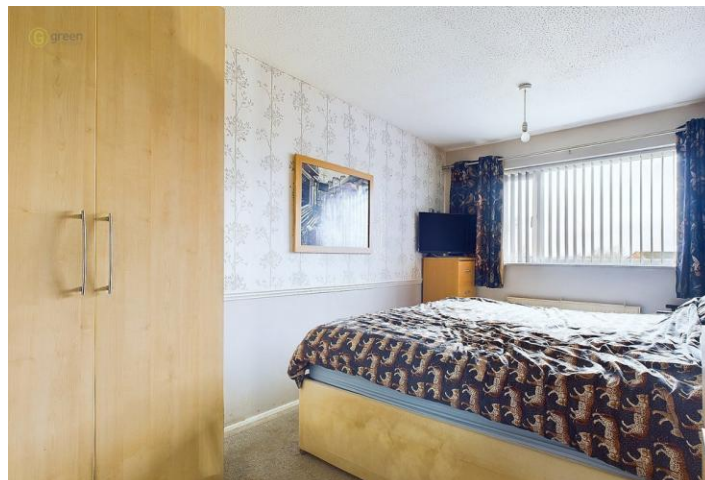
Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- LOUNGE DINER
- KITCHEN
- GUEST WC
- BATHROOM
- DELIGHTFUL GARDEN

Eringden, Wilnecote, Tamworth, B77 4DA

£180,000



Property Description

Eringden is a three bedroom mid terrace comprising; guest WC, kitchen, lounge/diner, three good size bedrooms and bathroom.

Approach the property via walkway to front door which enters into:-

HALLWAY With storage cupboard, central heating radiator, wood effect flooring, stairs to first floor and door into:-

GUEST WC With low level WC, wash hand basin and double glazed window to front,

KITCHEN 9' 10" x 10' 10" (3m x 3.3m) With a range of wall and base units, work surfaces, space for cooker, extractor, plumbing for washing machine, double glazed window to front and wood effect flooring.

LOUNGE/DINER 11' 5" x 21' 11" (3.48m x 6.68m) With double glazed window to rear and sliding door to rear garden.

FIRST FLOOR

LANDING Having doors to three bedrooms.

BEDROOM ONE 15' 6" x 8' 5" (4.72m x 2.57m) With double glazed window to rear and central heating radiator.

BEDROOM TWO 12' 5" x 5' 6" (3.78m x 1.68m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 15' 6" x 7' 9" (4.72m x 2.36m) With double glazed window to rear and central heating radiator.

BATHROOM With double glazed window to front, panel bath with shower over and low level WC.

REAR GARDEN With potential for storage to the side, laned area, shrub and plant borders and garden shed.

Council Tax Band A Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.
 Broadband Type = Superfast Highest available download speed 46 Mbps. Highest available upload speed 8Mbps.

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.

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WANT TO SELL YOUR OWN PROPERTY?
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