

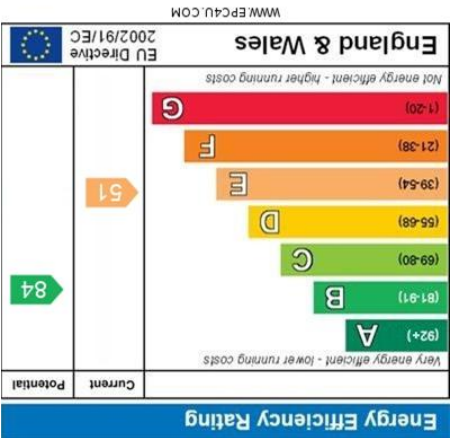
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- STUNNING CHARACTER PROPERTY
- TOWN CENTRE LOCATION
- PERMIT PARKING
- SPACIOUS DINING
- KITCHEN
- DELIGHTFUL LOUNGE



Cherry Street, Tamworth, B79 7ED

£230,000



Property Description

A beautifully presented two bedroom character property situated in the popular location in the town centre, must be viewed to be appreciated.

Approach the property via path to front door which open to:-

SPACIOUS DINING ROOM 12' x 13' 2" (3.66m x 4.01m) With feature fire place, double glazed windows to front with shutters, oak effect flooring, opens to:-

SPACIOUS LOUNGE 12' 6" x 13' 4" (3.81m x 4.06m) With log burner, double glazed windows to rear and side, wood effect flooring.

KITCHEN 12' 3" x 7' (3.73m x 2.13m) Having a range of wall and base units, work surfaces, double glazed windows to rear and side, tiled splash backs, double oven and hob, tiled effect flooring.

UTILITY ROOM 7' x 5' 4" (2.13m x 1.63m) Having plumbing for washing machine, space for tumble dryer, double glazed door leading to the garden.

FIRST FLOOR LANDING Having access to two bedrooms and bathroom.

BEDROOM ONE 12' x 13' 2" (3.66m x 4.01m) With double glazed window to front, central heating radiator.

BEDROOM TWO 12' 7" x 8' (3.84m x 2.44m) With double glazed window to rear, central heating radiator.

LUXURY BATHROOM 14' 4" x 6' 11" (4.37m x 2.11m) With panelled bath, double glazed window to rear, separate shower cubicle being fully tiled with mixer shower, wash hand basin, storage, ceramic tiling.

REAR GARDEN Patio area having access to a brick built storage shed and outside wc, side gated access, lawned area, rear patio with space for BBQ and patio set.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 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 2000 Mbps.
Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, Lightspeed Broadband, 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 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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