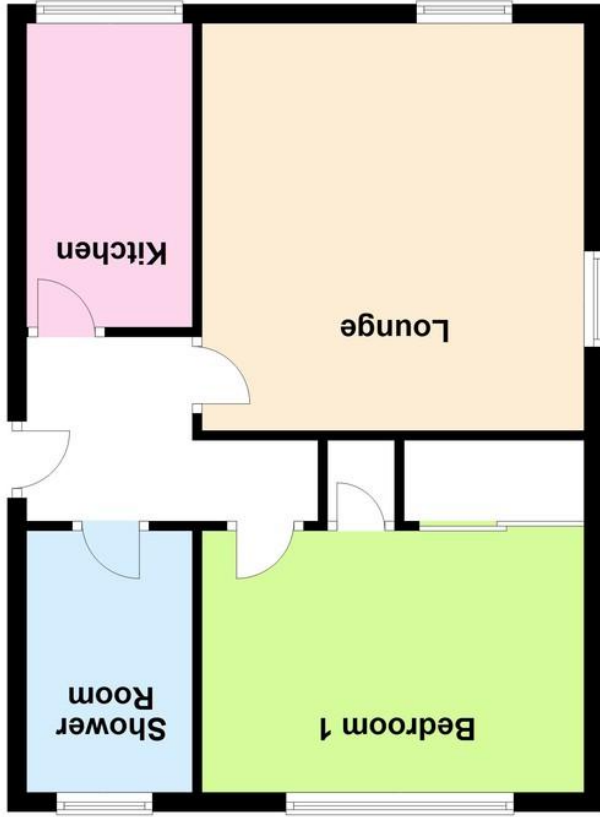


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 718.7 sq. feet



**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 Conveyor.

Tamworth | 01827 68444 (option 1)



- UNIQUE PROPERTY
- VIEWING ESSENTIAL
- ONE BEDROOM COACH HOUSE
- GARAGE AND PARKING
- KITCHEN
- DELIGHTFUL LOUNGE

Langdale Court, Moor Lane, Amington , Tamworth, B77 3AT

£110,000



## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

A one bedroom coach house situated in Amington village.

Approach via the path to the communal front door with stairs leading to first floor, front door into the apartment.

HALLWAY

KITCHEN 5' 6" x 10' 4" (1.68m x 3.15m) With wall and base units, sink with mixer tap, double glazed window to front.

SPACIOUS LOUNGE 13' 5" x 10' 11" (4.09m x 3.33m) With feature fireplace with double glazed window to front, double glazed window to side, central heating radiator.

BEDROOM ON 12' 5" x 9' (3.78m x 2.74m) With fitted wardrobes, central heating radiator, double glazed window to rear.

SHOWER ROOM 7' 4" x 6' 11" (2.24m x 2.11m) With central heating radiator, low level wc, window to rear, plumbing for washing machine and space for tumble dryer, shower cubicle with tiling and electric shower and vinyl flooring.

GARAGE With up and over door.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Driveway to front.

Council Tax Band A - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 221 Mbps. Highest available upload speed 32 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

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 60 years remaining. Service Charge is currently running at £120 per month and is reviewed (to be confirmed). The Ground Rent is currently running at £60 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 Solicitors 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