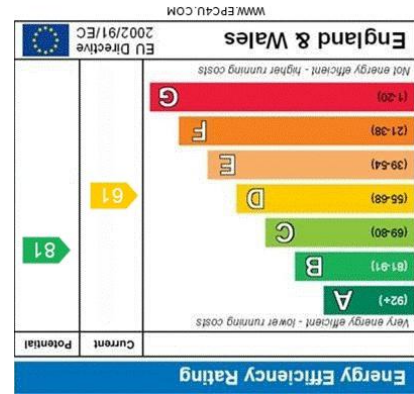


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 GOODSIZED BEDROOMS
- SEMI DETACHED
- DRIVEWAY
- GARAGE
- SPACIOUS LOUNGE
- NEWLY FITTED KITCHEN

Tamworth Road, Two Gates, Tamworth, B77 1EA

Asking Price Of £240,000



Property Description

Located within easy reach of excellent transport links, great schools and a large range of amenities the property benefits from being just a short walk of Tamworth Town Centre and Ventura Retail Park.

Boasting; off street driveway parking, large reception room, modern kitchen, three bedrooms, modern three piece bathroom suite and landscaped rear garden

Property briefly comprises of

ENTRANCE HALLWAY Welcoming entrance hall with porch, under stair storage and laminate floor

RECEPTION ROOM 17' 2" x 10' 10" (5.25m x 3.31m) light and spacious reception room with carpeted floor, feature fire place and french doors leading out onto the garden

KITCHEN 11' 6" x 7' 11" (3.53m x 2.43m) modern shaker style kitchen with rose gold door furniture and taps, white specwork top and LVT floor

BEDROOM ONE 10' 11" x 10' 0" (3.33m x 3.07m) good size double room with rear aspect and carpeted floor

BEDROOM TWO 11' 3" x 8' 6" (3.45m x 2.61m) good size second double bedroom with front aspect, carpeted floor and storage cupboard

BEDROOM THREE 10' 10" x 6' 9" (3.31m x 2.07m) window to rear and central heating radiator

BATHROOM three-piece bathroom suite with walk in shower with electric shower, vinyl floor and tiled walls double glazed window to front

GARAGE detached garage space with great storage options (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE to the front of the property is drive way parking for multiple cars and lawn area. To the rear is landscaped garden with both patio for entertaining and generous lawn

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 118 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:- 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 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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