

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)



- LARGE DRIVEWAY
- SPACIOUS LOUNGE
- MODERN KITCHEN
- CONSERVATORY
- TWO GOOD SIZED BEDROOMS
- SHOWER ROOM

Swindale, Wilnecote, Tamworth, B77 4LD

£220,000



Property Description

Approach via large driveway, lawned fore-garden, front door into :-

HALLWAY Having stairs leading to first floor, laminate flooring, door into :-

SPACIOUS LOUNGE 13' 8" x 10' (4.17m x 3.05m) With laminate flooring, double glazed window to front, central heating radiator.

KITCHEN 7' 9" x 13' 5" (2.36m x 4.09m) With a range of wall and base units and work surfaces, tiled splash backs, plumbing for washing machine, space for cooker, central heating radiator, under stairs pantry cupboard, double glazed windows to rear, tiled flooring, double glazed door leading to :-

CONSERVATORY Double glazed and half brick built with laminate flooring and double doors leading out to the garden.

GARDEN With paved patio and shrub and plants, slightly tiered, very private with side gated access.

FIRST FLOOR LANDING Having double glazed window to side.

NEWLY FITTED LUXURY SHOWER ROOM 5' 6" x 5' 11" (1.68m x 1.8m) With heated towel rail, closed coupled wc with wash hand basin, double glazed window to rear, corner shower with tiled walls and mixer shower.

BEDROOM ONE 12' 7" x 10' 6" (3.84m x 3.2m) Having double glazed windows to front, fitted wardrobe with sliding doors, storage cupboard over stairs and central heating radiator.

BEDROOM TWO 9' 1" x 7' 2" (2.77m x 2.18m) Double glazed window to rear, central heating radiator.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

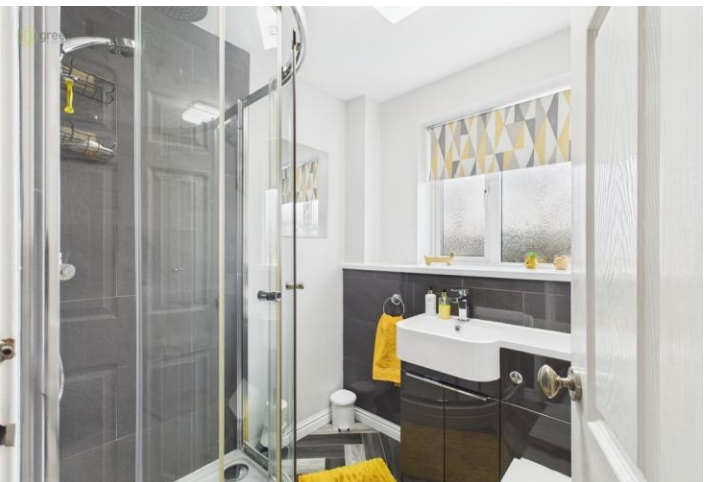
Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, 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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