

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



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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 Conveyer.



Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- GARAGE
- DRIVEWAY
- ENSUITE TO MASTER
- NEWLY FITTED BATHROOM
- OWNED SOLAR PANELS

Garten Close, Belgrave, Tamworth, B77 2TR

Offers In Excess Of  
£265,000





## Property Description

Three bedroom semi detached home with a garage and driveway.

Approach via path to front door into :-

HALLWAY With stairs leading to the first floor.

SPACIOUS LOUNGE 14' 8" x 12' 0" (4.47m x 3.66m) With double glazed window to front and central heating radiator.

KITCHEN/DINER 11' 10" x 15' 3" (3.61m x 4.65m) With a range of wall and base units, work surfaces, sink with mixer tap, integrated hob and oven, dishwasher, plumbing for washing machine, central heating radiator, double doors leading to garden and double glazed window to rear.

GUEST WC With low level WC and wash hand basin.

GARAGE 16' 7" x 8' 2" (5.05m x 2.49m) With up and over door, lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN With patio, lawned area, shrub and plant borders and side gated access.

FIRST FLOOR

LANDING With doors off to bedrooms and bathroom.

BEDROOM THREE 7' 7" x 6' 3" (2.31m x 1.91m) Double glazed window to rear and central heating radiator.

BEDROOM TWO 10' 11" x 8' 9" (3.33m x 2.67m) Double glazed window to rear and central heating radiator.

BEDROOM ONE 9' 8" x 8' 9" (2.95m x 2.67m) Double glazed window to front and central heating radiator.

ENSUITE With shower cubicle, mixer shower, fully tiled, low level WC and wash hand basin.

FAMILY BATHROOM Having bath with shower over, fully tiled walls and floor, wash hand basin with vanity under and double glazed window to front.

AGENTS NOTE The property has solar panels which are owned outright and will be left.

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 299Mbps. Highest available upload speed 47Mbps.

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?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444