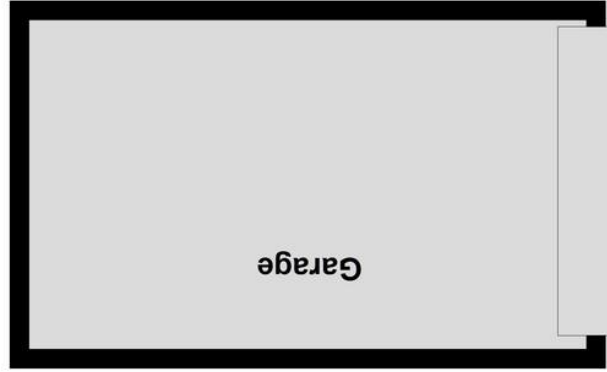
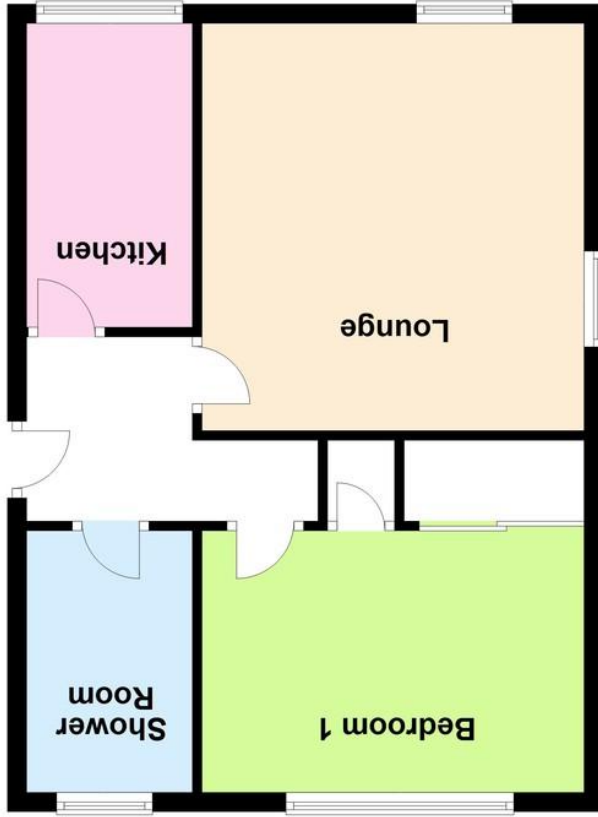


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 718.7 sq. feet



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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



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

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

£120,000



Property Description

*** DRAFT DETAILS - AWAITING 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

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