

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



LEGAL READY

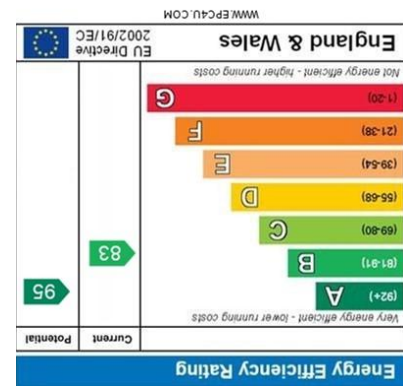
“How does this help me?”

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 Conveyer.



Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED AND MUCH IMPROVED
- DOUBLE WIDTH DRIVEWAY
- KITCHEN DINER
- SPACIOUS LOUNGE
- GUEST WC
- THREE BEDROOMS



Meadow Way, Tamworth, B79 0EZ

£360,000



Property Description

A beautifully presented three bedroom detached family home set on the prime location of Barley Fields, north side of Tamworth.

Approach via a landscaped fore-garden, path which leads to front door leading to:-

HALLWAY Stairs to first floor.

GUEST WC With low level wc, pedestal wash hand basin.

KITCHEN DINER 10' 4" x 15' 11" (3.15m x 4.85m) With a range of wall and base units and work surfaces with fridge/freezer, dishwasher, washing machine, integrated hob and oven, double glazed window rear, double doors leading to the garden, tiled flooring and double glazed window to front..

LOUNGE 9' 5" x 15' 10" (2.87m x 4.83m) Having bay window to side, double glazed window to front, central heating radiator.

FIRST FLOOR LANDING Airing cupboard.

BATHROOM 6' 4" x 5' 8" (1.93m x 1.73m) With bath with shower over, pedestal wash hand basin, low level wc, double glazed window to front.

BEDROOM THREE 10' 6" x 7' 9" (3.2m x 2.36m) Double glazed window to side, central heating radiator, wardrobe.

BEDROOM TWO 10' 6" x 7' 20" (3.2m x 2.64m) Double glazed window to front, fitted wardrobe and central heating radiator.

BEDROOM ONE 9' 7" x 10' 10" (2.92m x 3.3m) Double glazed window to side, central heating radiator, fitted wardrobe.

EN SUITE 8' 10" x 4' 8" (2.69m x 1.42m) With walk-in double shower, tiled walls and flooring, double glazed window to front, low level wc, pedestal wash hand basin.

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

GARAGE 19' 8" x 10' 8" (5.99m x 3.25m) with up and over door, power and lighting.

Double driveway to the side offering off road parking for multiple vehicles.

AGENTS NOTE All windows are fitted with blinds.

The property has side by side parking.

Council Tax Band D - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 63 Mbps. Highest available upload speed 15 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.



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