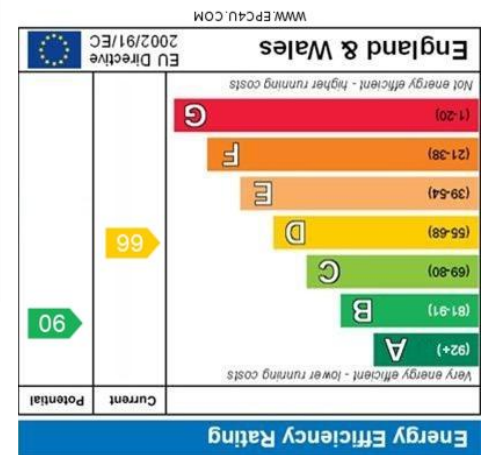


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FREEHOLD ONE BEDROOM HOME
- ALLOCATED PARKING
- ACCESS TO LOCAL AMENITIES
- WALK TO NATURE RESERVE & CANAL
- SEPARATE LOUNGE & KITCHEN

Willowbank, Fazeley, Tamworth, B78 3LS

£140,000



Property Description

Occupying such a convenient location close to Fazeley and within walking distance to Tameside local nature reserve & canal. This lovely one bedroom quad house has so much to offer for a first time buyer or someone wishing to downsize.

To the front of the property there are communal gardens as well as bin stores and access to allocated parking space and an additional visitor parking. Enter into:-

LOUNGE 9' 2" x 15' 3" (2.79m x 4.65m) Having feature dado rail, storage cupboard, side window with electric storage heater beneath, further window with panel heater beneath, electric fire with feature fireplace surround and stairs to first floor.

KITCHEN 5' 2" x 9' 8" (1.57m x 2.95m) Having a range of wall and base units, space for fridge freezer and washer dryer, window to side, part tiled walls, integrated hob and electric oven.

FIRST FLOOR

LANDING With panel heater and doors to bedroom and bathroom.

BATHROOM 8' 5" x 5' 0" (2.57m x 1.52m) With side window, tube heater, bath with electric shower over, low level WC, sink and access to loft space.

BEDROOM 11' 4" x 9' 9" (3.45m x 2.97m) With front facing window, walk in wardrobe with shelving and rails. Storage cupboard housing hot water tank.

AGENTS NOTE Please note there is a service charge of £677 paid half yearly for buildings insurance and maintenance of the grounds.

There is a nominal ground rent fee of £5.00 per annum.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .

Mobile coverage for:

O2, Three, Vodafone - Good outdoor and in home

EE - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.

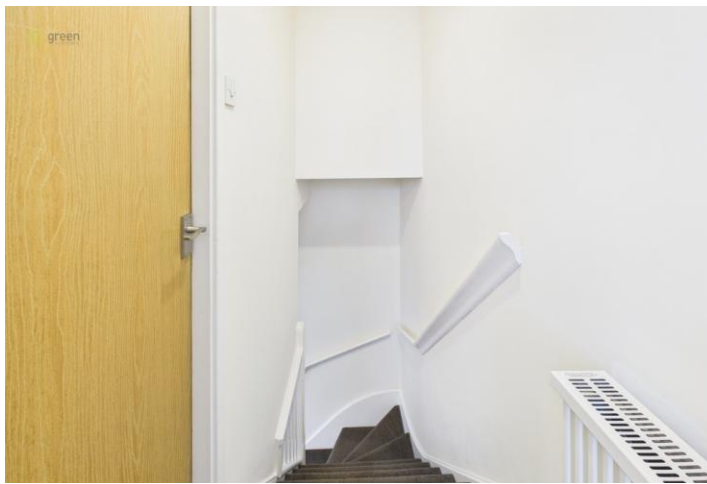
Broadband Type = Superfast Highest available download speed 80Mbps.

Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps.

Highest available upload speed 2000Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband



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

