

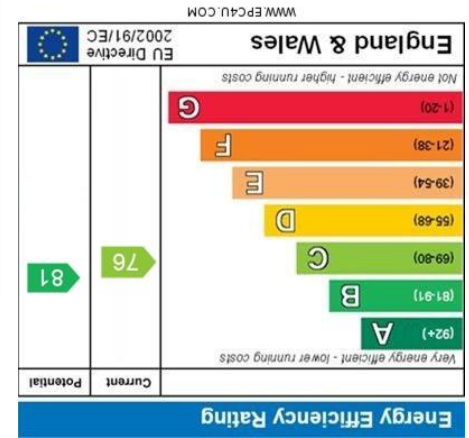
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
- GORGEOUS REFITTED KITCHEN
- THREE BEDROOMS
- GUEST WC
- ENSUITE TO MASTER BEDROOM

Lowes Drive, Wilnecote, Tamworth, B77 2TU

£285,000



Property Description

Lowes Drive is a beautifully presented double fronted three bedroom semi detached.

Driveway to front and landscaped foregarden and front door into:-

SPACIOUS HALLWAY Having tiled flooring and door to:-

GUEST WC With low level WC and wash hand basin.

LOUNGE 16' 7" x 13' 3" (5.05m x 4.04m) With feature fireplace, double glazed windows to front and rear and central heating radiator.

REFITTED KITCHEN 15' 6" x 9' 5" (4.72m x 2.87m) Having a range of wall and base units, work surfaces, feature radiator, spot lighting, gas hob, extractor, tiled flooring, oven and integrated fridge freezer, double doors leading to garden and double glazed window to front.

UTILITY ROOM 4' 1" x 6' 5" (1.24m x 1.96m) With plumbing for washing machine and space for tumble dryer, central heating boiler, stainless steel sink with mixer tap, radiator and door to rear.

FIRST FLOOR LANDING Having windows to front and rear and doors to bedrooms, bathroom and storage cupboard.

BEDROOM THREE 7' 8" x 9' 8" (2.34m x 2.95m) With double glazed window to rear and central heating radiator.

BEDROOM TWO 7' 7" x 9' 9" (2.31m x 2.97m) With double glazed window to front, central heating radiator and fitted wardrobes.

LUXURY BATHROOM With fully tiled walls, shower over p-shaped bath, double glazed window to front, stainless steel towel rail and pedestal wash hand basin.

BEDROOM ONE 12' 6" x 9' 0" (3.81m x 2.74m) With double glazed window to rear and central heating radiator.

ENSUITE With double shower with mixer shower over, double glazed window to side, low level WC and wash hand basin with vanity.

LANDSCAPED REAR GARDEN With artificial lawn and raised beds and gate leading to driveway.

Council Tax Band C Tamworth Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good outdoor and in home

O2, Vodafone - Good outdoor and variable in home

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

Broadband Type = Superfast Highest available download speed 223 Mbps. Highest available upload speed 32Mbps.

Broadband Type = Ultrafast Highest available download speed 2000Mbps. Highest available upload speed 2000Mbps.



Networks in your area:- Lightspeed Broadband, 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 leasehold with approximately 988 years remaining. Service Charge is currently running at £250 per annum and is reviewed TBC. The Ground Rent is currently running at £0 and is reviewed TBC. 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?

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