

Property Information Form

The Consumer Protection from Unfair Trading Regulations 2008 Act requires us to gather a variety of facts about your property, which may then be shared with prospective buyers, hence our request for you to complete this questionnaire. We will not commence marketing of your property until this form is complete. The above act stipulates: "Failure to disclose information of a material nature, which could cause a person to alter a decision about a transaction, could in certain cases result in prosecution" Some of the information you provide may have a bearing on how we can describe your property. Please therefore complete this form as accurately and thoroughly as possible, in order to enable us to legally proceed with the marketing of your property.

How did you hear about Next Place?

Recommendation

What is the reason for your sale?

Upsizing

What are your onward plans?

Purchasing a property

What is the address of the property being sold

63 Bailey Avenue, Hockley
Tamworth, Staffs, B77 5ND

How many legal owners of the property are there?

1

Please provide all of the legal owners names.

Lisa Tooley

Has the property had a sale agreed subject to contract in the last 12 months that has fallen through?

NO

Is the property

A house

Is it...

Semi Detached

Does the property require work?

NO

Does the property have land?

NO

Who is the local authority/council?

Tamworth Borough Council

What council tax band is the property?

B

Is the property

Freehold

Is the property shared ownership?

How much is the service charge per annum? 0

Property Construction Information

Property Age

When was the property originally built? 1940 (estimated)

Construction Material

The Roof

Since owning, has there been any work on the roof?

Is the loft boarded?

Does the loft have spray foam insulation?

Building Safety

Are you aware of any of the following issues at the property?

Is your property at particular risk of floods and/or erosion?

Has there been any flooding within the last five years?

Are there any sources of flooding affecting the property?

Does the property have flood defenses?

Are there any planning permissions or proposals for development that will affect your property?

Is your property on a coalfield or mining area?

Rights & Restrictions

Is the property a listed building? NO

Is your property in a conservation area? NO

Do any public rights of way affect your property or its grounds? NO

Has your property had adaptations for accessibility? NO

Are there any restrictions associated with the property? NO

Does the property have required access (easements, servitudes, or wayleaves)? NO

Utilities

Heating Central heating (gas)

Is there a gas supply at the property? YES

How old is the boiler if there is one? 7

Is it under warranty? YES

When was it last serviced? Monday, November 18, 2024

Where is it located? Second bedroom in cupboard

Where is the electric fuse board located? Kitchen above cabinets

What are the electricity sources being supplied to the property? National Grid

What are the water sources being supplied to the property? Direct mains water

Is the water supply metered? NO

Sewerage arrangements at the property? Standard UK domestic

Is air conditioning fitted at the property? NO

How is broadband internet provided to the property?

FTTP (fibre to the premises)

How would you best describe the level of the mobile signal/coverage at the property?

Good

What are the parking arrangements, and/or garage location?

2 vehicles can fit on the drive, gate access to back garden for additional parking

This form was filled out by...

Lisa Tooley