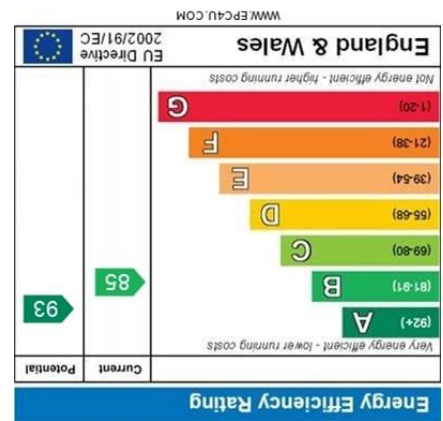


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FOUR BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH DRESSING AREA
- TWO EN SUITE SHOWER ROOMS
- KITCHEN AND DINING AREA

Buttercup Drive, Tamworth, B79 0EN

£435,000



## Property Description

This STRIKING FOUR BED DETACHED family home offers generous living accommodation and a HIGH SPECIFICATION THROUGHOUT. Situated on the prestigious Barley Fields estate to the NORTH OF TAMWORTH and built by Bellway Homes. The property in brief comprises of entrance hall, downstairs wc, living room, garage, kitchen/family dining room, utility room, four bedrooms, two en suite shower rooms and a family bathroom. To the front is a substantial driveway and to the rear is an enclosed garden with patio and lawn.

**LIVING ROOM** 10' 8" x 18' 4" (3.25m x 5.59m) Carpeted, double glazed window to the front, ceiling light, power points, radiator.

**KITCHEN/BREAKFAST ROOM** 29' 7" x 12' 7" (9.02m x 3.84m) Ceramic tiled flooring, range of wall and base units, stainless steel sink and drainer, built-in oven and hob, stainless steel extractor, power points, double doors through to the garden.

**UTILITY ROOM** Stainless steel sink and drainer, power points, door to the side.

**DOWNSTAIRS WC** Low level wc, wash hand basin, ceiling light.

**INTEGRAL GARAGE** With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

### FIRST FLOOR

**MASTER BEDROOM** 13' 1" x 10' 9" (3.99m x 3.28m) With built-in wardrobes, carpeted, double glazed window to the front, ceiling light, power points, radiator.

**EN SUITE** Walk-in shower, ceramic tiled flooring, part tiled walls, low level wc, sink, heated towel rail and down-lighters.

**BEDROOM TWO** 11' 10" x 9' 11" (3.61m x 3.02m) Carpeted, radiator, ceiling light, double glazed window to the rear, power points.

**EN SUITE** Part tiled walls, ceramic tiled flooring, sink, walk-in shower, low level wc, down-lighter and heated towel rail.

**BEDROOM THREE** 12' 5" x 9' 1" (3.78m x 2.77m) Carpeted, double glazed window to the front, ceiling light, built-in cupboard, radiator, power points.

**BEDROOM FOUR** 10' 9" x 12' 6" (3.28m x 3.81m) Carpeted, double glazed window to the rear, ceiling light, power points, radiator.

**FAMILY BATHROOM** Ceramic tiled flooring, sink, low level wc, down-lighters, bath, tiled splash backs, double glazed window to the rear



**OUTSIDE** The rear garden has paved patio and lawned area.

To the front is a substantial driveway with parking for multiple vehicles.

Council Tax Band F - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 45 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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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