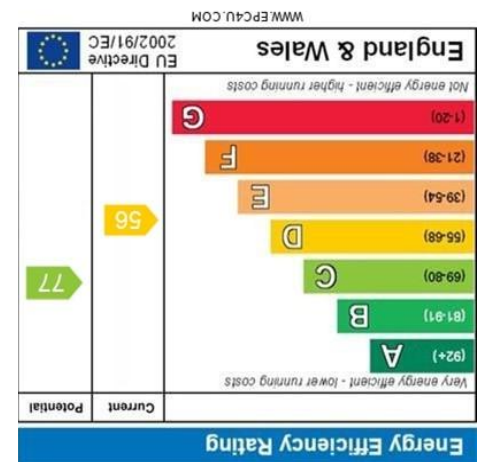


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1240.5 sq. feet



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)



- DETACHED 4 BEDROOM PROPERTY
- SPACIOUS RECEPTION ROOMS WITH UNIQUE FEATURES
- ABUNDANCE OF NATURAL LIGHT THROUGHOUT
- AMPLE DINING SPACE IN THE KITCHEN

Coton Lane, Tamworth, B79 8NS

Offers in excess of  
£450,000



## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

This delightful 4-bedroom detached property is now available for sale in a sought-after location. The house is in good condition, making it an ideal choice for families looking for a new home.

As you step inside, you are greeted by three spacious reception rooms, each with its own unique features including fireplaces, wood floors, and access to a garden. The abundance of natural light throughout the property creates a warm and inviting atmosphere.

The kitchen boasts ample dining space and plenty of natural light, perfect for family meals and entertaining guests. The property also benefits from a beautiful view, adding to the charm of this wonderful home.

The four bedrooms offer comfortable accommodation, with three double bedrooms and one single bedroom providing plenty of space for the whole family.

Located close to public transport links, nearby schools, and cycling routes, this property offers convenience and easy access to amenities. Don't miss the opportunity to make this house your new home!

A charming 4-bedroom detached property with spacious reception rooms, ample natural light, and beautiful views, ideal for families seeking a new home in a sought-after location with easy access to amenities.

A well-presented four-bedroom detached, approach via large driveway with lawned fore-garden, front door into:-

ENCLOSED PORCH Further door into:-

SPACIOUS LOUNGE 16' 7" x 16' 11" (5.05m x 5.16m) Having laminate flooring, double glazed window to front, central heating radiator and feature fireplace, open to the dining room.

DINING ROOM 8' 9" x 10' 7" (2.67m x 3.23m) With central heating radiator, double doors leading to the garden and laminate flooring.

KITCHEN/DINER 15' 10" x 10' 1" (4.83m x 3.07m) With double glazed window to rear, central heating radiator, wall and base units, work surfaces, integrated hob, oven and extractor, sink with mixer tap and tiled effect flooring.

UTILITY ROOM 5' 8" x 9' 6" (1.73m x 2.9m) With double glazed door to garden, work surfaces, base units, plumbing for washing machine, central heating radiator.

DOWNSTAIRS SHOWER ROOM Having low level wc, walk-in shower with glazed screen, tiled walls, mixer shower over, pedestal wash hand basin.

SNUG ROOM 17' 5" x 7' 3" (5.31m x 2.21m) Having wooden flooring, double glazed window to front, central heating radiator.

FIRST FLOOR LANDING Having double glazed window to side, storage cupboard, loft access.  
BEDROOM FOUR 7' 3" x 10' 1" (2.21m x 3.07m) With central heating radiator, double glazed window to rear.

BATHROOM Low level wc, storage cupboard, pedestal wash hand basin, tiled walls, panelled bath, central heating radiator.

BEDROOM THREE 12' 7" x 11' 1" (3.84m x 3.38m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 11' 3" x 10' 10" (3.43m x 3.3m) With double glazed window to front and central heating radiator.

BEDROOM TWO 14' x 10' 8" (4.27m x 3.25m) With two double glazed windows to front, central heating radiator and laminate flooring.

REAR GARDEN Having paved patio area, lawned area, side gated access.

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)

Council Tax Band E - Tamworth

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 7 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, 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.

**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.

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

WANT TO SELL YOUR OWN PROPERTY?  
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