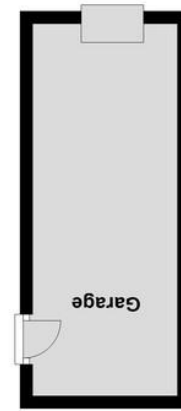
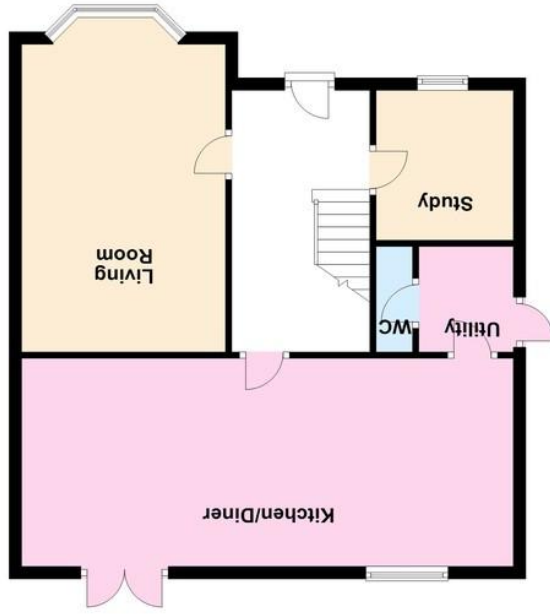
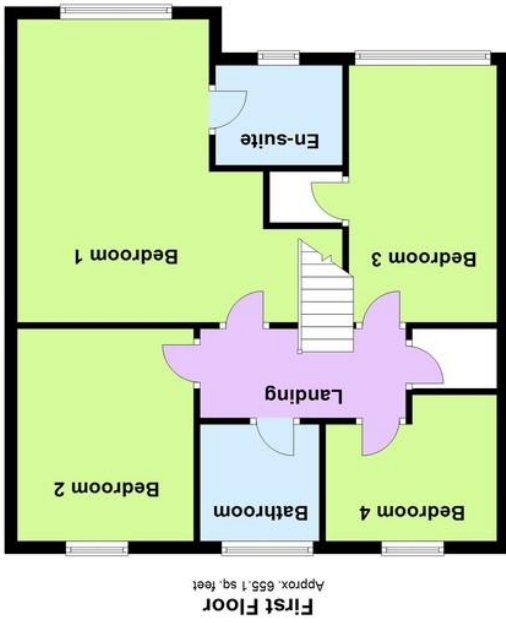
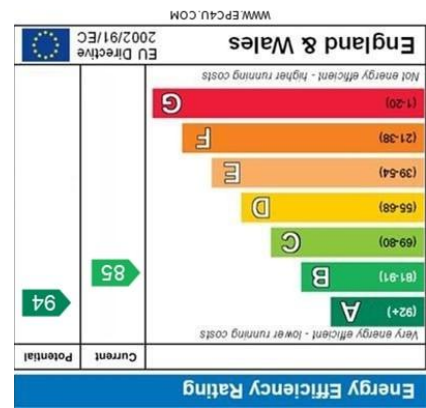


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1479.3 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 Conveyor.



Tamworth | 01827 68444 (option 1)



- POPULAR BARLEY FIELDS
- FOUR DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- STUDY
- OPEN PLAN KITCHEN DINER
- SOUTH FACING GARDEN

Meadow Way, Barley Fields, Tamworth, B79 0DY

£425,000



Property Description

A beautifully presented four bedroom detached family home set in the Barley Fields estate.

Approach via block paved driveway and door into:-

HALLWAY With stairs leading to the first floor, under stairs storage.

LIVING ROOM 16' 5" x 10' 6" (5m x 3.2m) With bay window to front and central heating radiator.

OPEN PLAN KITCHEN DINER 25' 11" x 10' 10" (7.9m x 3.3m) With integrated dishwasher, double oven, gas hob, fridge/freezer, double doors leading to the garden, double glazed window to rear, wall and base units, tiled flooring and door into:-

UTILITY ROOM Plumbing for washing machine and door leading out to the side.

GUEST WC With low level wc.

STUDY 7' 10" x 7' 10" (2.39m x 2.39m) Double glazed window to front, central heating radiator.

FRST FLOOR LANDING With storage cupboard, doors off to:-

MASTER BEDROOM 13' 9" x 12' 2" (4.19m x 3.71m) With double glazed window to front, central heating radiator.

EN SUITE Tiled splash backs, shower cubicle, low level wc and wash hand basin.

BEDROOM TWO 13' 9" x 8' 6" (4.19m x 2.59m) With double glazed window to rear, central heating radiator.

BEDROOM THREE 11' 10" x 8' (3.61m x 2.44m) With double glazed window to front and central heating radiator.

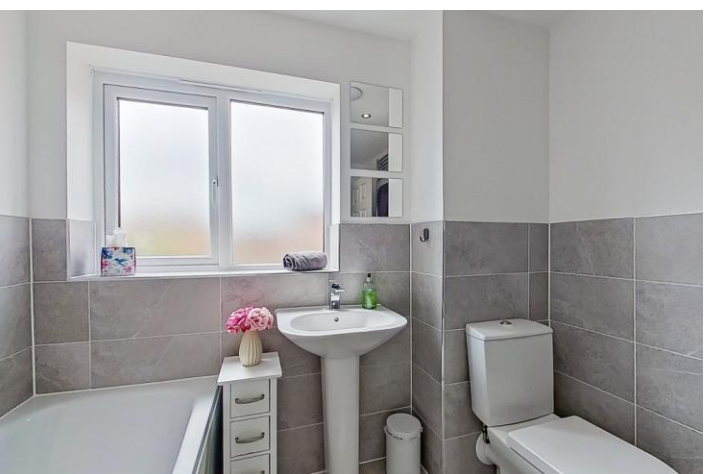
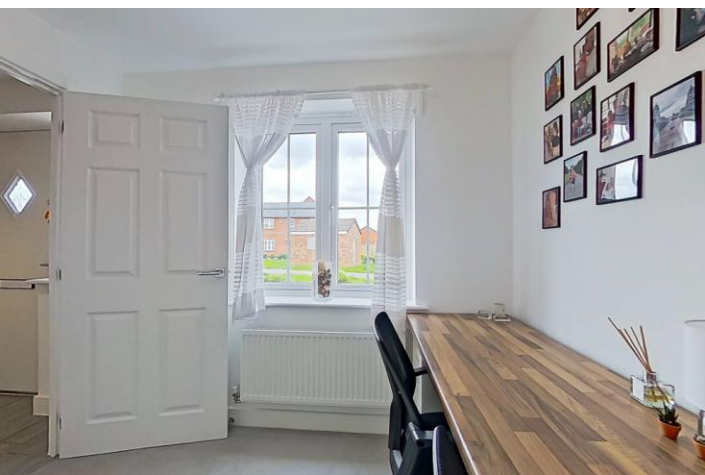
BEDROOM FOUR 9' x 10' 6" (2.74m x 3.2m) With double glazed window to rear and central heating radiator.

BATHROOM Having panelled bath, separate shower cubicle, low level wc, wash hand basin.

REAR GARDEN South facing with paved patio and lawned area.

GARAGE Having up and over door, power and lighting and leads to the driveway.

(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 likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE and Vodafone, limited for Three and O2. (Vendors have confirmed they have coverage for Three and O2.)

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 53 Mbps. Highest available upload speed 10 Mbps.

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

Networks in your area - Openreach, Virgin Media

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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444