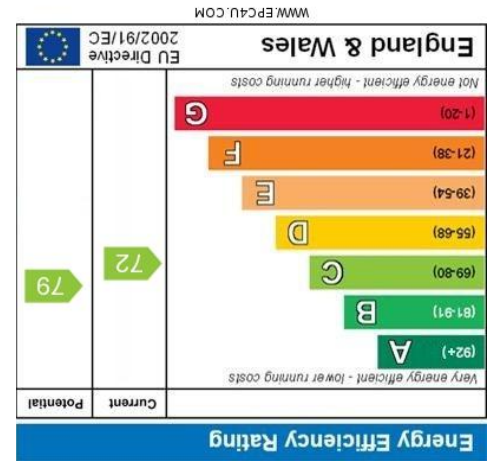


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FAMILY DETACHED PROPERTY SET WITHIN AN EXTENSIVE PLOT
- PRIVATE GATED ACCESS
- SELF CONTAINED ANNEXE
- STUDY
- MODERN OPEN PLAN KITCHEN

The Pines, Coton Lane,
Coton Green, Tamworth, B79 7ST

£840,000

Property Description

Offered for sale is this extended fully refurbished detached family residence set behind private gates and within a 1/3 of an acre, on the popular north side of Tamworth. The property is close to local amenities including schools for children of all ages, shops and excellent for the commuter. The property comprises of entrance hall, lounge, dining room, kitchen, utility room, shower room, study, master bedrooms with en suite, three further bedrooms and family bathroom. The property also offers a self contained annexe which comprises kitchen/diner, lounge, bedroom and en suite.

ENTRANCE HALL Having stairs to first floor and door leading off to all rooms.

LOUNGE 20' 8" x 13' 9" (6.3m x 4.2m) Focal point of the room is a brick built fireplace, radiator, double glazed window to front aspect and French doors leading to the dining room.

DINING ROOM 11' 1" x 6' 10" (3.4m x 2.1m) Double glazed patio doors to the rear, radiator and wooden flooring.

SITTING ROOM 14' 1" x 9' 10" (4.3m x 3m) Wood flooring, log burner, double glazed window and patio doors leading to the garden.

KITCHEN 15' 1" x 8' 10" (4.6m x 2.7m) Having wooden flooring and being fitted with a modern range of wall, base and drawer units with work top surfaces over incorporating sink unit, gas hob with extractor fan over, electric double oven, integral microwave, radiator and spotlights to ceiling.

UTILITY ROOM Having wall units, sink unit, space and plumbing for washing machine, wooden flooring and door to rear garden.

DOWNSTAIRS SHOWER ROOM Comprising of shower cubicle, low level wc, wash hand basin, radiator and wooden flooring.

FIRST FLOOR

MASTER BEDROOM 15' 5" x 11' 9" (4.7m x 3.6m) Having fitted wardrobes, radiator, double glazing window, and door leading to en suite.

EN SUITE SHOWER ROOM Having shower cubicle, wash hand basin, low level wc and tiled walls.

BEDROOM TWO 11' 1" x 10' 5" (3.4m x 3.2m) Having fitted wardrobes, radiator and double glazed window to front.

BEDROOM THREE 11' 5" x 7' 10" (3.5m x 2.4m) Having radiator and double glazed window to the rear.

BEDROOM FOUR 10' 5" x 8' 2" (3.2m x 2.5m) Having radiator and double glazed window to rear.

FAMILY BATHROOM Frosted double glazed window to rear, free standing bath, shower cubicle, low level wc, wash hand basin and tiled flooring.

SELF CONTAINED ANNEXE

KITCHEN/DINER 13' 3" x 15' 9" (4.06m x 4.82m) Having an island in the centre of the room with wall units, sink, gas oven, hob, wooden flooring and double glazed skylight.

LOUNGE 9' 6" x 15' 5" (2.9m x 4.7m) Double glazed patio doors to the rear garden, radiator and wooden flooring.

BEDROOM 12' 2" x 11' 7" (3.71m x 3.55m) Double glazed window to the front, radiator, wooden flooring and door leading to en suite.

EN SUITE Suite comprising free standing bath, wash hand basin, low level wc, separate shower cubicle, part tiled walls and opaque double glazed window.

OUTSIDE To the front is a large driveway which is gated and surrounded by brick walls, mature trees and shrubs.

To the rear is a landscaped private garden which is partly brick to the sides and front and then mainly laid to lawn along with mature plants, trees and shrubs.

Council Tax Band F - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data available likely for Vodafone, limited for EE, Three, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3Mbps.
 Broadband Type = Superfast Highest available download speed 43Mbps. Highest available upload speed 8Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 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.

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 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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WANT TO SELL YOUR OWN PROPERTY?
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