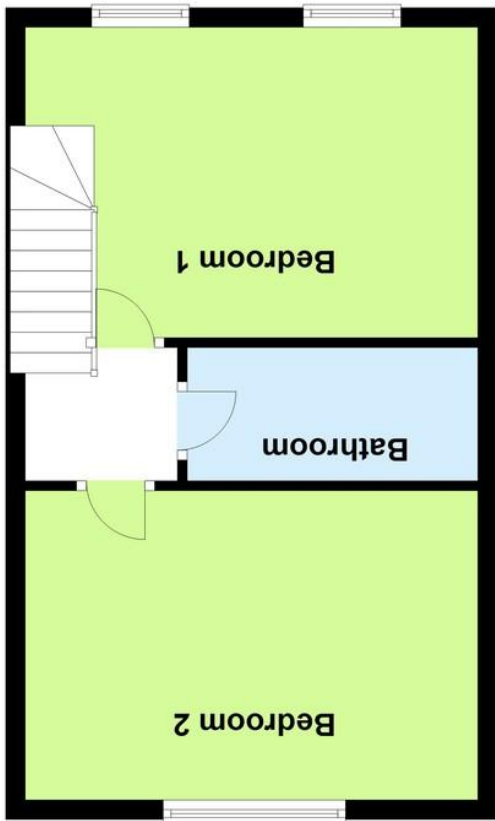
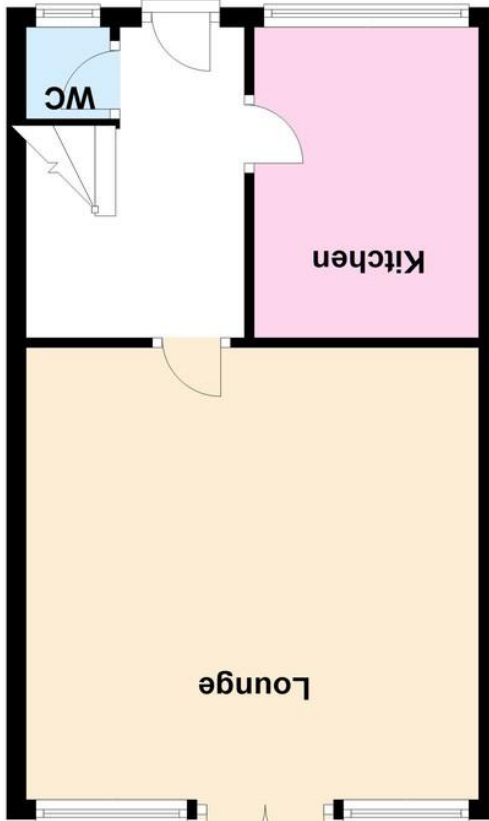


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 789.2 sq. feet

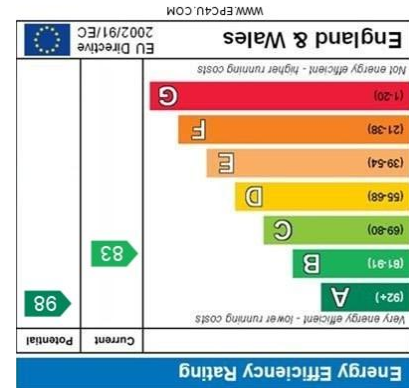


First Floor
Approx. 394.6 sq. feet



Ground Floor
Approx. 394.6 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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- STUNNING POSITION
- DAVID WILSON HOME
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- OPEN ASPECT TO FRONT
- KITCHEN
- LOUNGE DINER

7 Steventon Close, Dunstall Park, Tamworth, B78 3FT

£260,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

ENTRANCE HALL With a composite door to front, with double glazed transom window above. Luxury Amtico internal flooring, which carries on into lounge, kitchen and guest WC. With access to carpeted stairs to first floor, door to WC, kitchen and living room.

KITCHEN 10' 1" x 5' 10" (3.07m x 1.78m) With flooring continuing from the hallway, UPVC double glazed window to front, Worktops to three sides, matching wall and base units, stainless steel sink/drainer, electric oven, electric hobs, electric extractor fan. Built in white goods, such as fridge freezer, washer dryer and dishwasher.

WC 5' 2" x 2' 9" (1.57m x 0.84m) Continuing flooring from hallway, obscured UPVC double glazed window, WC and hand wash basin.

LIVING ROOM 13' 2" x 12' 9" (4.01m x 3.89m) With built in under stair storage cupboard, two radiators, dining area, UPVC double glazed windows and french doors to rear garden.

MASTER BEDROOM 12' 9" x 8' 7" (3.89m x 2.62m) Double bedroom to the front, with carpeted flooring, built in storage, two UPVC double glazed windows to front and beautiful scenic views to the North.

BEDROOM 12' 9" x 8' 2" (3.89m x 2.49m) Double bedroom to the rear, with carpeted flooring and 2 UPVC double glazed windows to the rear.

BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) With ceramic splash back tiling, bath suite with shower, WC, hand wash basin and heated towel rail.

GARDEN With a paved patio area immediately to the rear, wooden fencing to three sides and two raised areas. One with low maintenance artificial turf with the further holding a further slabbed patio area.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Vodafone, limited for EE, Three, O2 and data likely available for Vodafone, limited for EE, Three, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.8Mbps.
 Broadband Type = Superfast Highest available download speed 50 Mbps. Highest available upload speed 9Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Openreach, Hyperoptic, 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.

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

