

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

Total area approx. 2018 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.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 71 C | Potential: 80 C

Tamworth | 01827 68444 (option 1)



- BEAUTIFUL DOSTHILL ROAD
- TRADITIONAL SEMI
- LARGE DRIVEWAY
- LARGE REAR GARDEN
- GARDEN CABIN WITH EN SUITE
- SPACIOUS HALLWAY

Dosthill Road, Two Gates, Tamworth, B77 1JB

£425,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Beautiful four bedroom semi detached traditional family home.

Approach the property via the large driveway and lawned fore-garden and path leading to front door.

SPACIOUS HALLWAY With wooden parquet flooring, doors off to:-

DINING ROOM 12' x 12' 2" (3.66m x 3.71m) Central heating radiator, double glazed bay window to front and wooden flooring.

LOUNGE 13' 11" x 12' 4" (4.24m x 3.76m) With double glazed window to rear and central heating radiator.

GUEST WC With double glazed window to side and wooden flooring, low level wc.

BREAKFAST KITCHEN 8' 4" x 11' 8" (2.54m x 3.56m) Slate tiled flooring, double glazed window to rear and side, double glazed door leading to the garden, range of wall and base units, work surfaces, breakfast bar area, sink with mixer taps and space for cooker.

FIRST FLOOR Having Velux window to ceiling and double glazed window to side, doors off to bedrooms and bathroom, second staircase leading to bedroom one.

BATHROOM 8' 5" x 8' 10" (2.57m x 2.69m) Having bath, pedestal wash hand basin, low level wc, central heating radiator, tiled flooring, corner shower cubicle with mixer shower and tiled walls.

BEDROOM TWO 14' 1" x 12' 9" (4.29m x 3.89m) Double glazed window to rear, fitted wardrobes and central heating radiator.

BEDROOM THREE 12' x 10' 10" (3.66m x 3.3m) Double glazed window to front, central heating radiator and fitted wardrobes.

BEDROOM FOUR 5' 3" x 10' 8" (1.6m x 3.25m) Housing central heating boiler, double glazed window to front, wooden flooring and central heating radiator, storage cupboards.

TOP FLOOR

BEDROOM ONE Double glazed windows to rear, storage cupboards in the eaves, radiator.

EN SUITE Low level wc, walk-in shower, pedestal wash hand basin, tile effect panelling to walls.

OUTSIDE Having paved patio, lawned area, side gated access, mature shrub and plant borders.

GARDEN CABIN 20' 9" x 7' 1" (6.32m x 2.16m) Used as a studio with kitchenette and shower room with sink, shower and low level wc, power and lighting.

Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 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 100 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.

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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