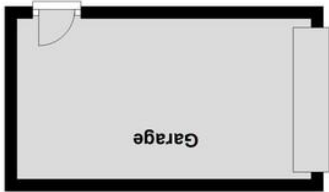
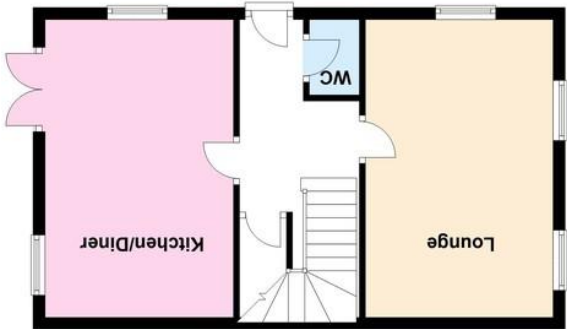
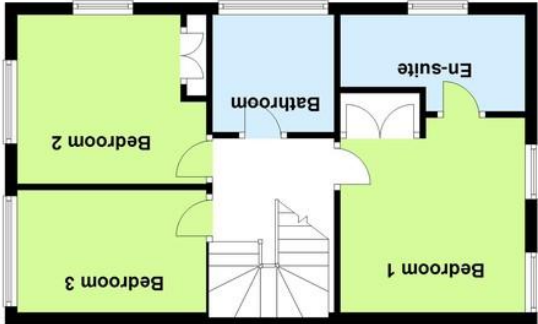


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

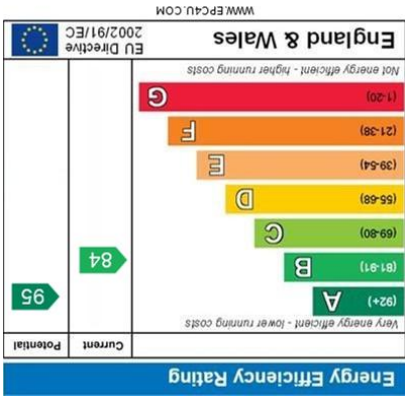
Total area: approx. 1039.9 sq. feet



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)



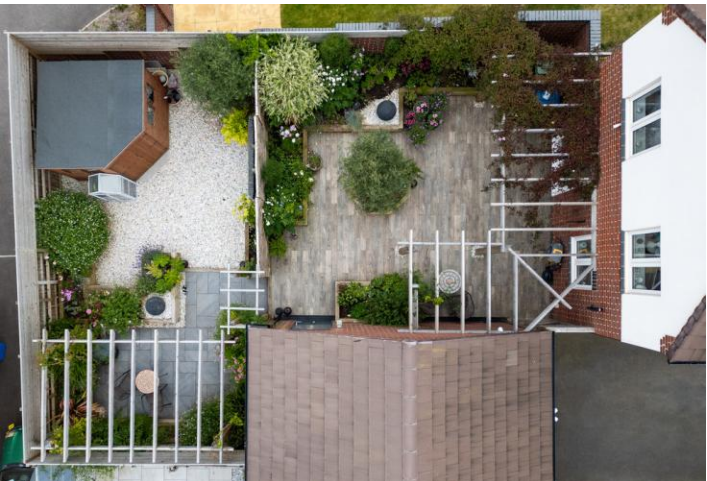
- STUNNING CORNER PLOT
- THREE EXCELLENT SIZED BEDROOMS
- LANDSCAPED REAR GARDEN
- KITCHEN DINER
- LOUNGE
- EN SUITE TO MASTER BEDROOM



26 Hawksbeard Close, Tamworth, B79 0EQ

£348,000





## Property Description

A beautifully presented three bedroom detached, situated on the Bellway estate north side of Tamworth, corner plot with open aspect to the front, driveway with detached garage, front door into:-

**HALLWAY** Having tiled flooring and under stairs storage cupboard.

**GUEST WC** With low level wc, wash hand basin, central heating radiator, tiled walls and flooring, double glazed window to front.

**SPACIOUS LOUNGE** 10' 3" x 16' 8" (3.12m x 5.08m) With double glazed windows to side and front, two central heating radiators, additional electric sockets, plus there is an extra aerial socket for the TV to be plugged in from either end of the lounge.

**KITCHEN DINER** 16' 4" x 10' 11" (4.98m x 3.33m) Having a range of wall and base units and work surfaces with stainless steel sink drainer and mixer tap, induction hob and electric double oven, glass splash back, extractor over hob, spotlighting to the ceiling, plumbing for washing machine, integrated fridge/freezer and integrated dishwasher, double glazed windows to side and double doors leading to the garden and double glazed window to front.

**FIRST FLOOR LANDING** Having doors off to bedrooms.

**BEDROOM THREE** 11' x 7' (3.35m x 2.13m) With double glazed windows to side and central heating radiator.

**BEDROOM TWO** 8' 9" x 10' 10" (2.67m x 3.3m) Double glazed windows to front and side, fitted wardrobe.

**BATHROOM** Low level wc, wash hand basin with two drawer vanity unit beneath, double glazed window to front, panelled bath with mixer shower over, electric socket for shaver/toothbrush charging, stainless steel towel rail and tiled flooring and tiling to the walls, wiring for potentially installing heated mirrors.

**BEDROOM ONE** 13' 2" x 10' 7" (4.01m x 3.23m) With two double glazed windows to the side, fitted wardrobes, central heating radiator.

**EN SUITE** With stainless steel towel radiator, wash hand basin with two drawer vanity unit beneath, shower cubicle with glazed screen and mixer shower, electric socket for shaver/toothbrush charging, tiled walls and flooring, wiring for potentially installing heated mirrors.

**REAR GARDEN** Fully landscaped and made private with shrub and plant borders, porcelain flooring, door leading into the garage landscaped seating area to the rear, must be viewed to be appreciated.

**GARAGE** 9' 11" x 19' 11" (3.02m x 6.07m) Up and over door, with power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**AGENTS NOTE** The vendor has confirmed there is a management company who looks after the communal areas of the estate. The last annual bill was in February 2024 and was for £193.

The house has an alarm.

Council Tax Band D - Tamworth

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 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 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.

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