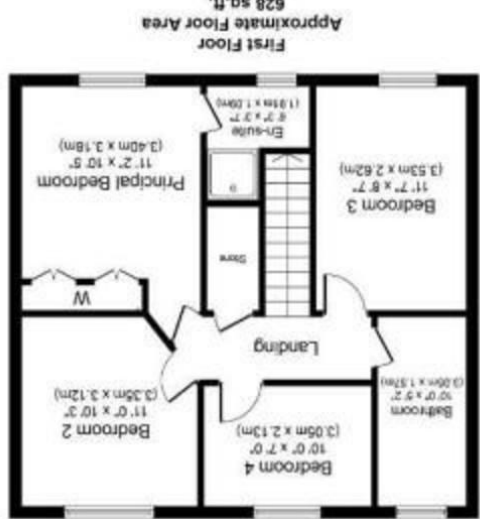
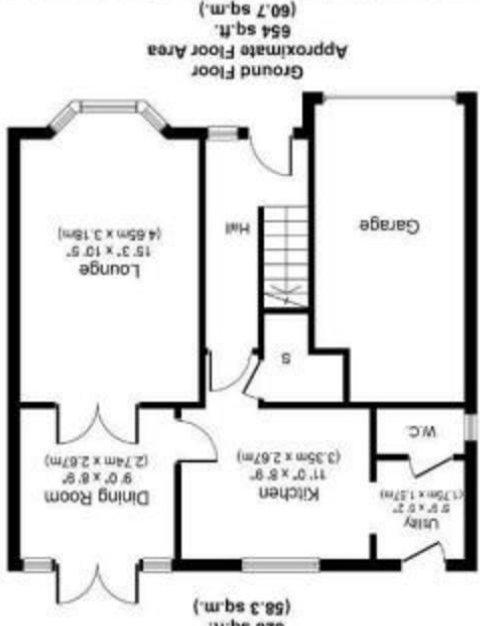


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Third party although has been used to verify the accuracy of the floor plan (measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omissions or misstatements. The measurements should be used for guidance, reference and information only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. It is intended to provide a general impression of the property and is not intended to be used as a contract or to be relied upon in any way. It is not intended to be used as a contract or to be relied upon in any way. It is not intended to be used as a contract or to be relied upon in any way.



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)



- POPULAR LOCATION
- DRIVEWAY
- GARAGE
- SPACIOUS LOUNGE
- DINING ROOM
- BREAKFAST KITCHEN

Haydock Close, Dosthill, Tamworth, B77 1QR

Offers over £350,000





## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

FRONT Driveway , lawn.

LOUNGE 15' 3" x 10' 5" (4.65m x 3.18m) Oak flooring, double glazed bay window to front, radiator, power point.

DINING ROOM 9' x 8' 9" (2.74m x 2.67m) Double glazed doors to garden, oak flooring, radiator, power point.

KITCHEN 11' x 8' 9" (3.35m x 2.67m) Ceramic tiled flooring, double glazed windows to rear, wall and base units, tiled splash back, stainless steel sink and drainer, built in oven and hob, power point, radiator, breakfast bar.

UTILITY ROOM 5' 9" x 5' 2" (1.75m x 1.57m) Ceramic tiled flooring, wall and base units, sink, door to garden, power point, plumbing for washing machine.

PRINCIPAL ROOM 11' 2" x 10' 5" (3.4m x 3.18m) Double glazed windows to front, carpet, built in wardrobe, radiator, power point.

BEDROOM TWO 11' x 10' 3" (3.35m x 3.12m) Double glazed windows to rear, carpet, radiator, power point.

BEDROOM THREE 11' 7" x 8' 7" (3.53m x 2.62m) Double glazed windows to front, carpet, power point, radiator.

BEDROOM FOUR 10' x 7' (3.05m x 2.13m) Double glazed windows to rear, carpet, power point, radiator.

BATHROOM 10' x 5' 2" (3.05m x 1.57m) Ceramic tiled flooring, double glazed windows to rear, part tiled walls, bath with overhead shower, sink, low flush w/c, radiator.

GARDEN Power point, lawn and mature borders.

EN-SUITE 6' 3" x 3' 9" (1.91m x 1.14m) Double glazed windows to front, low flush w/c, sink, tiled splash back.

Council Tax Band D North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property .  
 Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.  
 Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 18Mbps.  
 Networks in your area - Openreach

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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444