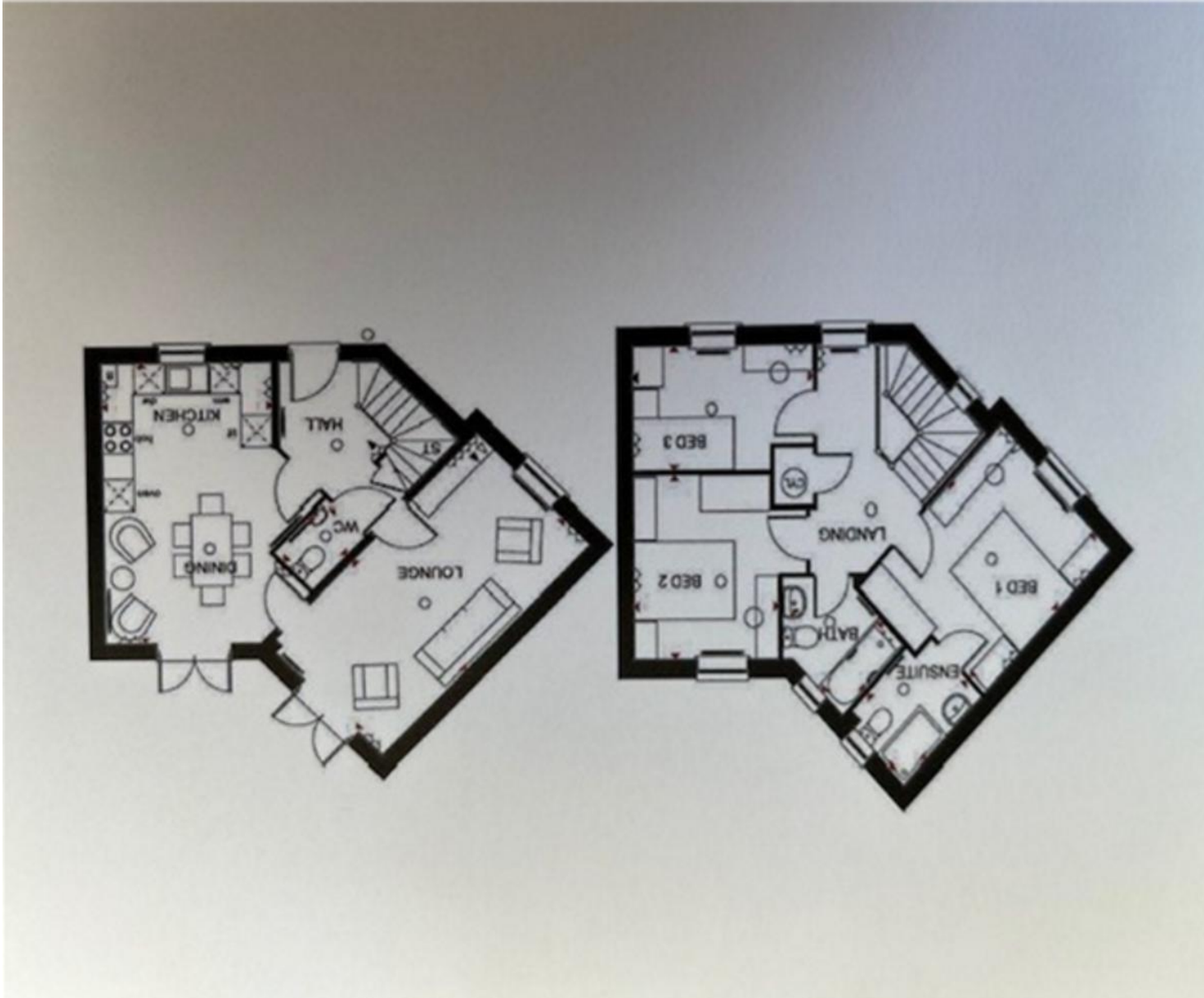


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

WWW.EPC4U.COM

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)

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



- DAVID WILSON HOME
- HIGH SPECIFICATION
- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER
- GUEST WC
- DRIVEWAY

1 Darcy Close, Tamworth, B78 3BX

£335,000



Property Description

Darcy Close is a beautifully presented David Wilson family home set in the prime location of Dunstall Park with Ventura Retail Park in easy reach, excellent school catchments and transport links.

Approach the property via path to front door, with landscaped foregarden, driveway and doors into:-

HALLWAY With doors off to:- guest WC and storage cupboard, stairs leading to first floor, luxury vinyl flooring and double glazed window to front.

GUEST WC Having low level WC, wash hand basin luxury vinyl flooring.

KITCHEN/DINER 17' 7" x 13' 1" (5.36m x 3.99m) With mirrored splash back tiling, work surfaces, centre island breakfast bar, double doors leading to garden, luxury vinyl flooring, a range of modern wall and base units with fridge/freezer integrated, washing machine integrated, oven and central heating radiator, sink with mixer taps, double glazed window to front.

LOUNGE 9' 11" x 19' 5" (3.02m x 5.92m) With double doors leading to garden, double glazed window to front and central heating radiator.

FIRST FLOOR

LANDING 12' 10" x 10' 6" (3.91m x 3.2m) With double glazed window to front, storage cupboard and doors off to:-

BEDROOM ONE 10' 3" x 12' 1" (3.12m x 3.68m) With double glazed window to front and central heating radiator.

ENSUITE With double walk in shower with glazed screen and electric shower over, tiled walls, luxury vinyl flooring, pedestal wash hand basin and stainless steel towel rail.

BEDROOM TWO 11' 2" x 10' 4" (3.4m x 3.15m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 11' 6" x 6' 11" (3.51m x 2.11m) With double glazed window to front and central heating radiator.

BATHROOM Having double glazed window to rear, pedestal wash hand basin, low level WC, stainless steel towel rail, panel bath, tiled walls.

REAR GARDEN Having paved patio area, lawn area and side gated access.

Council Tax Band D Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Vodafone limited for Three, O2 and data likely available for EE, Vodafone limited for Three, O2
Broadband coverage - Broadband Type = Standard Highest available download



speed 8Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 43 Mbps.
Highest available upload speed 8Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps.
Highest available upload speed 220Mbps.
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

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