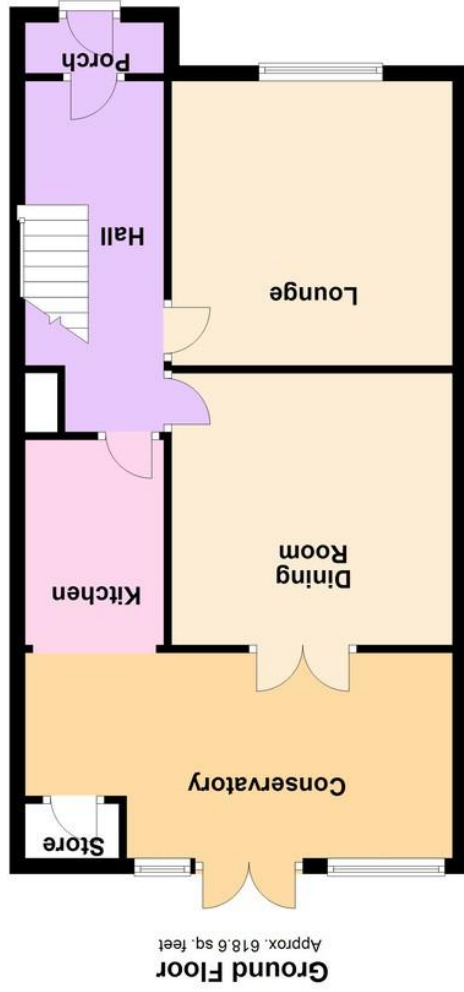
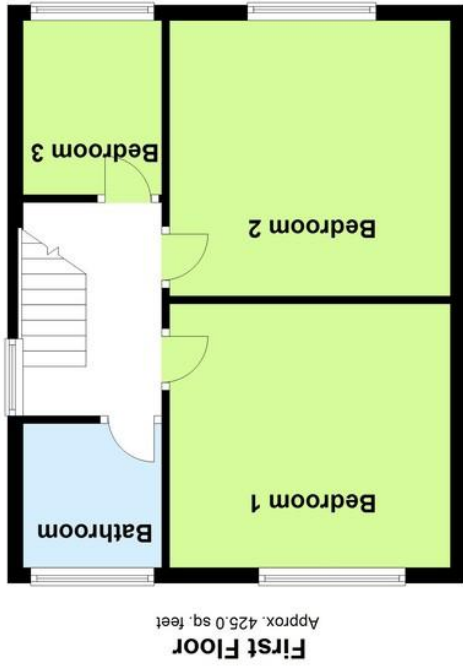


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 1043.6 sq. feet



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)



- TRADITIONAL THREE BEDROOM FAMILY HOME
- SPACIOUS HALLWAY
- SPACIOUS LOUNGE
- SEPERATE DINING
- CONSERVATORY
- LARGE GARDEN

Dosthill Road, Two Gates, Tamworth, B77 1JD

£325,000



Property Description

Dosthill Road is a three bedroom traditional semi-detached property with shared driveway, lawned foregarden, front door into:-

ENCLOSED PORCH With door into:-

HALLWAY With stairs leading to first floor.

SPACIOUS LOUNGE 12' x 12' (3.66m x 3.66m) With double glazed window to front, central heating radiator and feature fireplace.

DINING ROOM 12' 1" x 11' 2" (3.68m x 3.4m) With laminate flooring, double doors leading to garden and central heating radiator.

KITCHEN 19' 4" x 17' 3" (5.89m x 5.26m) With two feature radiators, tiled flooring, granite work surfaces, wall and base units, sink with mixer tap, double glazed windows to side, double glazed double doors leading to garden, storage cupboard, integrated hob, oven and extractor.

REAR GARDEN Has side gated access, patio and lawned area.

FIRST FLOOR

LANDING With double glazed window to side, doors off to:-

BATHROOM With double glazed window to rear, tiled walls, low level WC, corner shower cubicle with mixer shower and tiled walls, panel bath and pedestal wash hand basin.

BEDROOM TWO 11' 11" x 11' 2" (3.63m x 3.4m) With double glazed window to rear, feature fireplace and central heating radiator.

BEDROOM ONE 11' 10" x 11' 11" (3.61m x 3.63m) With double glazed window to front, central heating radiator.

BEDROOM THREE 5' 5" x 5' 10" (1.65m x 1.78m) Having double glazed window to front and central heating radiator.

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .

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

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

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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 every thing 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

