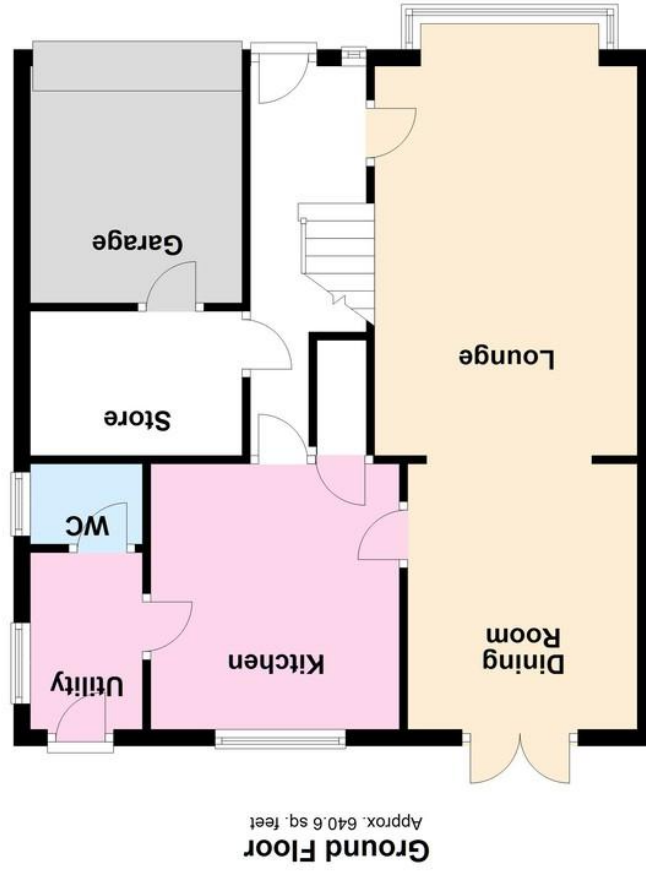
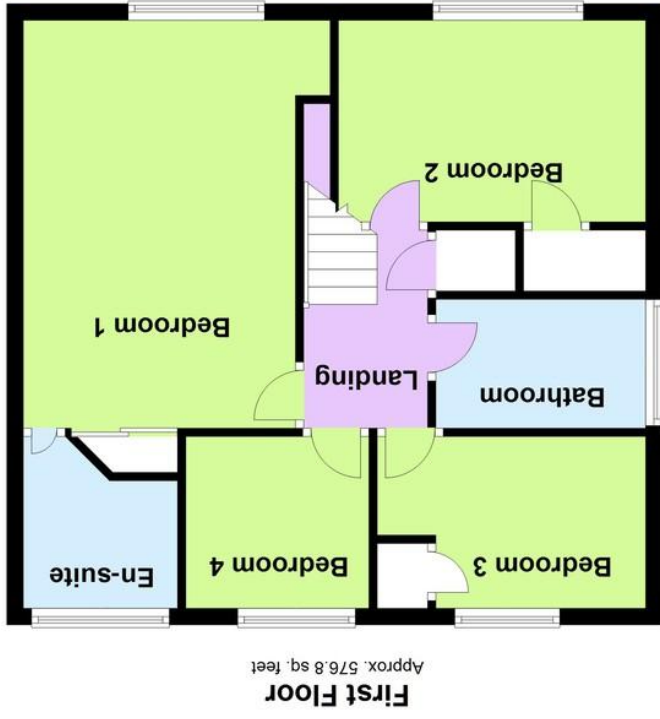


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1217.4 sq. feet

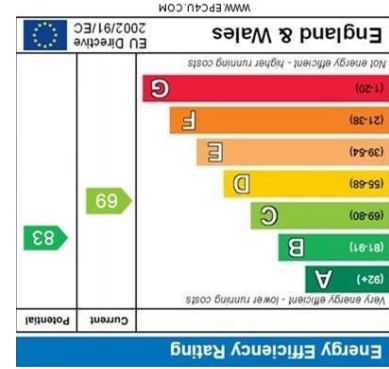


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- IMMACULATELY PRESENTED
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- LARGE DRIVEWAY
- EN SUITE TO MASTER
- FAMILY BATHROOM

Selker Drive, Amington, Tamworth, B77 3QT

Asking Price Of £375,000

Property Description

A well presented four bedroom detached family home set in the sought after estate of Amington Fields. This property is approached via a tarmac driveway with parking for multiple vehicles, canopy porch and front door into:-

SPACIOUS HALLWAY With stairs leading to first floor, luxury vinyl flooring, door leading into garage.

LOUNGE 16' 4" x 10' 4" (4.98m x 3.15m) Electric limestone feature fireplace, double glazed bay window to the front, central heating radiator, wall lighting, open to the:-

DINING ROOM 9' 11" x 11' 0" (3.02m x 3.35m) With double glazed double doors leading out to the garden, central heating radiator, wall lighting, door leading to:-

KITCHEN 10' x 10' (3.05m x 3.05m) With a range of modern units, work surfaces, space for cooker and fridge/freezer, luxury vinyl flooring, space for fridge/freezer, splash backs, quartz sink with mixer tap, door into understairs storage cupboard, LED downlighting and double glazed window to rear.

UTILITY 5' 1" x 6' 7" (1.55m x 2.01m) With central heating radiator, double glazed door leading to the garden, plumbing for washing machine, space for tumble dryer, quartz sink with mixer tap, LED downlighting.

GUEST WC Central heating radiator, double glazed window to side, luxury vinyl flooring, wash hand basin, low level wc and LED downlighting.

GARDEN Having block paved patio area, side access both sides, garden shed, established shrub and plant borders.

GARAGE - AREA ONE 8' 2" x 5' 9" (2.49m x 1.75m) Used as storage, power and door leading to:-

GARAGE - AREA TWO 11' 5" x 8' 3" (3.48m x 2.51m) With up and over door, power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

BEDROOM ONE 12' 3" x 11' 5" (3.73m x 3.48m) With double glazed window to front, central heating radiator, double sliding wardrobe.

EN SUITE With wash hand basin with vanity storage, low level wc, double walk-in shower being fully tiled and having a mixer power shower, LED spotlighting to ceiling, Karndean vinyl flooring, stainless steel towel radiator.

BEDROOM TWO 10' 4" x 8' 10" (3.15m x 2.69m) With central heating radiator, double glazed window to front and useful double built in wardrobe cupboard.

BEDROOM THREE 6' 11" x 10' 1" (2.11m x 3.07m) Double glazed window to rear and central heating radiator, single built in wardrobe cupboard.

BEDROOM FOUR 7' 9" x 7' (2.36m x 2.13m) With double glazed window to rear, central heating radiator.

BATHROOM With mixer power shower over bath, tiled walls, double glazed window to side, wash hand basin with vanity storage, Karndean vinyl flooring, stainless steel towel radiator and LED spotlighting to ceiling and LED bath panel.

Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 59 Mbps. Highest available upload speed 12 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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.

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

