

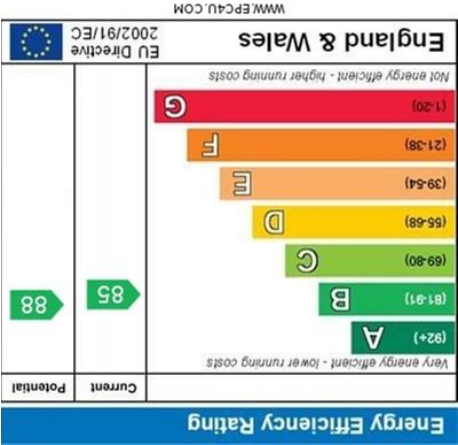
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)

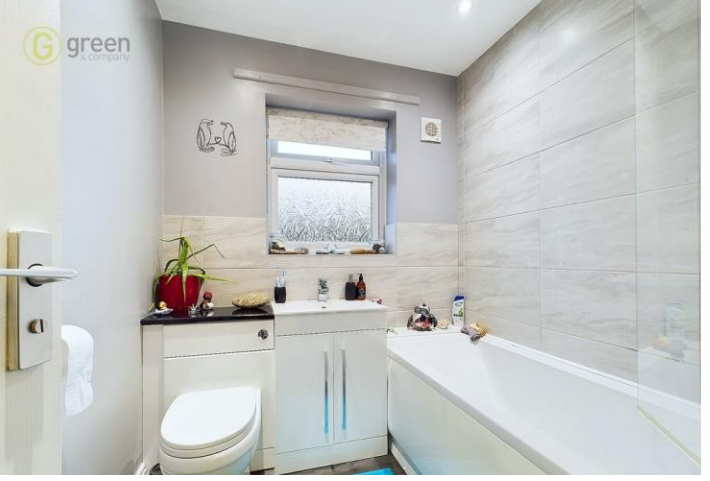


- LARGE DRIVEWAY
- HALLWAY
- KITCHEN DINER
- SPACIOUS LOUNGE
- THREE BEDROOMS
- DELIGHTFUL GARDEN



Dover Farm Close, Wilnecote, Tamworth, B77 4AP

£230,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

A three bedroom semi detached with stunning large block paved driveway, lawned fore-garden and front door into:-

PORCH With double glazed window to front and further door into:-

SPACIOUS HALLWAY With wood effect flooring and stairs leading to first floor and double glazed window to side.

KITCHEN DINER 8' 9" x 11' 3" (2.67m x 3.43m) With a range of wall and base units and work surfaces, plumbing for washing machine and dishwasher, sink with mixer tap, double oven and gas hob, double glazed window to front and tiled splash backs, tiled flooring and central heating radiator.

LOUNGE DINER 15' 3" x 13' 2" (4.65m x 4.01m) Having double doors to garden, double glazed window to rear, two central heating radiators and being carpeted.

REAR GARDEN Having paved patio area, two garden sheds, shrub and plant borders and lawned area and side gated access.

FIRST FLOOR Having double glazed window to side, landing with loft access with ladder.

BEDROOM ONE 8' 7" x 11' 7" (2.62m x 3.53m) Double glazed window to front, fitted wardrobe and central heating radiator.

BEDROOM TWO 8' 2" x 9' 9" (2.49m x 2.97m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 6' 8" x 7' 4" (2.03m x 2.24m) Double glazed window to rear.

LUXURY BATHROOM 6' 5" x 7' 7" (1.96m x 2.31m) Fitted furniture with storage, tiled walls and flooring, low level wc, double glazed window to front, panelled bath with shower over and glazed screen.

AGENTS NOTE The property benefits from having owned solar panels.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

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

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