

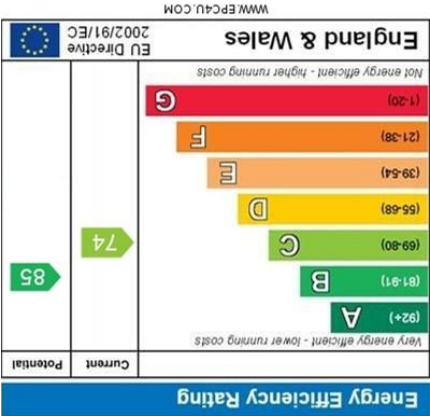
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Tamworth | 01827 68444 (option 1)



- SPACIOUS THREE STOREY
- FOUR BEDROOMS
- TWO EN SUITES
- ALLOCATED PARKING
- END OF TERRACE
- FAMILY BATHROOM



Oak Drive, Mile Oak, Tamworth, B78 3PR

£250,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

A four bedroom end of terrace town house, set in a prime location at Mile Oak with easy access to Sutton Coldfield and Ventura Park.

Approach the property via gated fore-garden with lawned area, front door into:-

**HALLWAY** Spacious with storage cupboard, stairs leading to the first floor, under stairs storage cupboard.

**BEDROOM THREE** 8' 11" x 10' 3" (2.72m x 3.12m) Double glazed window to front, fitted wardrobe and access to a Jack and Jill en suite.

**EN SUITE** Double shower cubicle, low level wc, wash hand basin.

**BEDROOM FOUR** 9' x 10' (2.74m x 3.05m) Double door leading onto the garden, central heating radiator.

**UTILITY ROOM** 7' 1" x 6' 5" (2.16m x 1.96m) With plumbing for washing machine, door leading to garden, central heating boiler.

### FIRST FLOOR

**SPACIOUS LOUNGE** 16' 6" x 16' 1" (5.03m x 4.9m) With double glazed windows to front, central heating radiator, gas feature fireplace which is not connected.

**KITCHEN/DINER** 16' 1" x 9' 11" (4.9m x 3.02m) With a range of wall and base units and work surfaces, integrated hob and oven, two double glazed windows to rear, space for fridge.

### SECOND FLOOR

**FAMILY BATHROOM** Pedestal wash hand basin, low level wc, central heating radiator, double glazed window to rear, tiled walls.

**BEDROOM ONE** 11' 0" x 16' 7" (3.35m x 5.05m) With double glazed windows to front, central heating radiator.

**EN SUITE** With double shower, central heating radiator, low level wc, tiled walls and mixer shower.

**BEDROOM TWO** 8' 5" x 9' 9" (2.57m x 2.97m) With wardrobes, central heating radiator, double glazed window to rear.

**REAR GARDEN** Lawned area and patio area, space for garden shed and side gated access.

Allocated parking to the rear of the property.

Council Tax Band C - Lichfield District Council

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
Networks in your area - Virgin Media, 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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