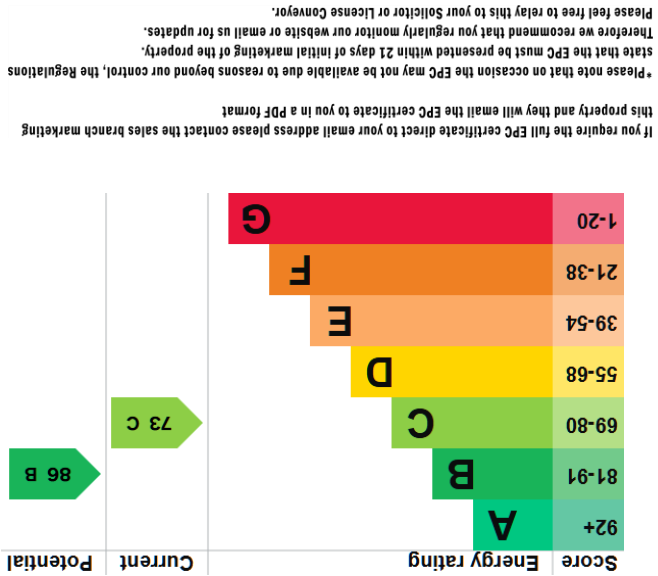


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



Tamworth | 01827 68444 (option 1)



- STUNNING THREE BEDROOMS
- REFITTED BATHROOM WITH SEPARATE SHOWER
- DRIVEWAY
- STUDY
- UTILITY
- DINING AREA



Danelagh Close, Coton Green, Tamworth, B79 8LR

£300,000



Property Description

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

A beautifully presented and extended three bedroom semi detached set in the popular location of Coton Green.

Approach via driveway, front door into:-

HALLWAY With herringbone wood effect flooring and door leading to:-

STUDY Double glazed window to front, central heating radiator, herringbone floor.

UTILITY ROOM 7' 1" x 16' 5" (2.16m x 5m) With plumbing for washing machine, dog shower and guest wc. with low level wc, and wash hand basin, double glazed door leading out to the garden.

KITCHEN 6' 6" x 11' 10" (1.98m x 3.61m) Having wall and base units and work surfaces, sink with mixer tap, hob, oven and extractor, space for double fridge/freezer.

SPACIOUS LOUNGE DINER 19' 4" x 10' 9" (5.89m x 3.28m) Having double doors leading to the garden, feature fireplace and open to:-

DINING AREA 8' 5" x 10' 11" (2.57m x 3.33m) Currently being used as a playroom, double glazed and half brick built with double doors leading to the garden and central heating radiator.

FIRST FLOOR LANDING Having loft access, doors off to:-

BEDROOM ONE 9' 4" x 11' 6" (2.84m x 3.51m) Fitted wardrobe, central heating radiator, double glazed window to front.

BEDROOM TWO 12' 7" x 7' 9" (3.84m x 2.36m) Double glazed window to rear and central heating radiator.

BEDROOM THREE 7' 9" x 10' 11" (2.36m x 3.33m) Double glazed window to rear and central heating radiator.

BATHROOM 7' 7" x 12' (2.31m x 3.66m) With free-standing bath, pedestal wash hand basin, double glazed window to front, feature radiator, storage cupboard housing central heating boiler, low level wc, fully tiled walls and floor, spotlighting, walk-in double shower cubicle with mixer shower over.

REAR GARDEN Paved patio area, artificial lawn area and bar, garden shed, side gated access.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 204 Mbps. Highest available upload speed 29 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.

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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444