

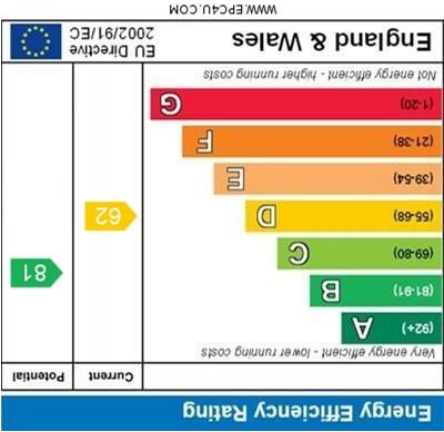
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- POPULAR COUNTY DRIVE
- FOUR BEDROOMS
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- SNUG



Kent Avenue, County Drive, Tamworth, B78 3XR

£400,000





## Property Description

A well presented four bedroom detached family home set on County Drive.

Approach via the extensive driveway with gravel and shrub borders, front door into:-

HALLWAY Having stairs leading to the first floor and doors off to:-

GUEST WC With low level wc and wash hand basin.

SPACIOUS LOUNGE 11' 4" x 15' 0" (3.45m x 4.57m) With double glazed French doors and double glazed windows to rear, fitted blinds, feature fireplace and central heating radiator.

BREAKFAST KITCHEN 14' 8" x 9' 4" (4.47m x 2.84m) Having a range of wall and base units and work surfaces, sink with mixer tap, double glazed window to rear, space and plumbing for dishwasher, double glazed door leading to the side, tiled flooring and tiled splash backs, hob, oven and extractor.

DINING ROOM 10' 6" x 9' 3" (3.2m x 2.82m) Having double glazed window to front and central heating radiator.

SNUG 11' 0" x 7' 7" (3.35m x 2.31m) Having double glazed window to front, central heating radiator, door leading to:-

UTILITY Having plumbing for washing machine and storage, wall and base units, central heating boiler and door leading to the side.

FIRST FLOOR LANDING Having doors off, airing cupboard and loft access. The loft has loft ladders is partly boarded and has lighting.

FAMILY BATHROOM 5' 7" x 8' 5" (1.7m x 2.57m) With panelled bath, shower over, wash hand basin with vanity, low level wc, heated towel rail.

BEDROOM ONE 10' 11" x 12' 6" (3.33m x 3.81m) Having sliding mirrored wardrobes, three double glazed windows to front, central heating radiator, door leading to:-

EN SUITE 4' 6" x 8' 5" (1.37m x 2.57m) Fully tiled with double walk-in shower with glazed screen, wash hand basin, low level wc and storage cupboards.

BEDROOM TWO 12' 7" x 8' 6" (3.84m x 2.59m) Double glazed window to rear, fitted wardrobe and central heating radiator and laminate flooring.

BEDROOM THREE 9' 4" x 8' 6" (2.84m x 2.59m) Double glazed window to rear and central heating radiator and fitted wardrobe.

BEDROOM FOUR 9' 5" x 7' 2" (2.87m x 2.18m) Double glazed window to rear, fitted wardrobe and central heating radiator.

REAR GARDEN Having paved patio area, lawned area and garden shed.

Council Tax Band D - Tamworth

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

Mobile coverage - voice and data likely available for EE, Three and O2, limited for 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 53 Mbps. Highest available upload speed 10 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
Networks in your area - No information available

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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