

Tamworth | 01827 68444 (option 1)



- FOUR BEDROOM DETACHED
- LARGE SOUTH FACING GARDEN
- SPACIOUS LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY GUEST WC

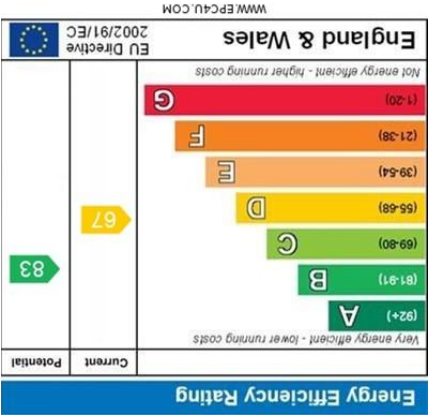


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



GUIDE TO THE RELATIONSHIP BETWEEN ROOMS





Property Description

Having driveway to fore and door to:-

ENCLOSED PORCH With door into:-

HALLWAY With stairs to first floor.

SPACIOUS LOUNGE 13' 7" x 16' 8" (4.14m x 5.08m) With double glazed box window to front, two central heating radiators and gas feature fireplace, double doors leading to:-

DINING AREA 9' 7" x 9' 7" (2.92m x 2.92m) With sliding patio door onto garden and central heating radiator.

KITCHEN 9' 11" x 9' 8" (3.02m x 2.95m) With a range of wall and base units and work surfaces, integrated hob and oven, space white goods, central heating radiator, sink with mixer tap and stainless steel drainer, gas hob, double glazed window to rear and partly tiled walls, useful storage cupboard under stairs and door leading into garage.

GUEST WC With low level WC and wash hand basin, double glazed window to side and central heating radiator.

UTILITY ROOM 5' 1" x 5' 10" (1.55m x 1.78m) With washing machine plumbing, central heating radiator, double glazed door leading to garden, sink, double glazed window to side, work surfaces.

LANDING With loft access.

USEFUL STORAGE CUPBOARD Off the landing.

BEDROOM ONE 10' 10" x 11' 10" (3.3m x 3.61m) With sliding mirrored wardrobes and double glazed window to front and central heating radiator.

ENSUITE 3' 9" x 5' 1" (1.14m x 1.55m) With pedestal wash hand basin, low level WC, shower cubicle with electric shower, central heating radiator, partly tiled walls and double glazed window to side.

BEDROOM TWO 8' 3" x 9' 2" (2.51m x 2.79m) Double glazed windows to front, central heating radiator and wardrobe.

BEDROOM THREE 9' 11" x 6' 11" (3.02m x 2.11m) With double glazed window to rear and central heating radiator.

BEDROOM FOUR 8' 4" x 5' 7" (2.54m x 2.34m) Double glazed window to rear, central heating radiator and wardrobe.

BATHROOM 6' 4" x 5' 7" (1.93m x 1.7m) With partly tiled walls, pedestal wash hand basin, bath, low level WC, central heating radiator and double glazed window to rear.

LOFT With pull down timber loft ladders with deep tread steps, partly boarded, lighting.

SOUTH FACING REAR GARDEN With paved patio, lawned area, shrub and plant borders and side gated access and garden shed.

GARAGE With water tap. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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, limited for Three, Vodafone and data likely available for EE, O2, limited for Three, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 43Mbps. Highest available upload speed 8Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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

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