

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



"How does this help me?"

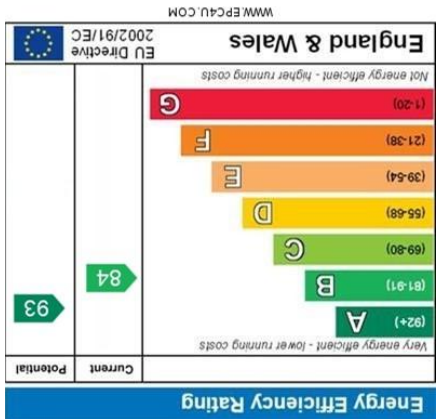
LEGAL READY

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- FANTASTIC DETACHED FAMILY HOME
- FIVE BEDROOMS
- THREE BATHROOMS
- SUPERB FITTED KITCHEN
- BEAUTIFUL THROUGH LOUNGE

Buttercup Drive, Tamworth, B79 0EN

Offers In Excess Of
£410,000



Property Description

This fantastic five bedroom, three bathroom detached house occupies a commanding position on this popular development built by Bellway Homes and part of the Anker Valley development off Ashby Road. The town centre, local shops, schools and excellent transport links are all within easy reach including main roads which includes the A44, M42, A5. Being built in 2018 the property benefits from the balance of the NHBC warranty and the house occupies an above average sized plot.

The very attractively presented accommodation is arranged over three floors with the top floor incorporating a master bedroom suite with separate dressing room and large en suite shower room, with the first floor providing four further bedrooms, en suite shower room and family bathroom, with a ground floor incorporating a reception hall with fitted guest cloakroom, superb through lounge with bay window, excellent fitted dining kitchen with appliances and separate utility room. Viewing of this superb home is essential and in more detail the accommodation comprises:-

RECEPTION HALL With front door, radiator, staircase leading off, laminate flooring.

FITTED GUEST CLOAKROOM With low level wc, wash basin, vanity cupboards under, ladder radiator, extractor fan, laminate flooring.

SUPERB THROUGH LOUNGE 20' 4" into bay x 10' 3" (6.2m x 3.12m) With double glazed bay window to front, double glazed double French doors to rear, two radiators, laminate flooring.

DINING KITCHEN 20' 4" into bay x 8' 9" (6.2m x 2.67m) With tiled flooring, double glazed bay to front and double glazed window to rear, having a superb range of units incorporating stainless steel sink unit with mixer tap, comprehensive range of base cupboards, pan drawers, wall cupboards, splash backs, integrated appliances including gas hob with extractor over, electric double oven, fridge/freezer, dishwasher, larder unit, archway leading to utility room.

UTILITY ROOM 4' 10" x 5' 1" (1.47m x 1.55m) With tiled flooring, double glazed exterior door, stainless steel sink unit, base cupboards, space for washing machine, Ideal wall mounted gas fired central heating boiler.

FIRST FLOOR Approached via a turning staircase to large landing incorporating spindled balustrade and airing cupboard with excellent storage and hot water tank.

BEDROOM TWO 12' 2" x 10' 6" max 8' 7" min (3.71m x 3.2m) With radiator, double glazed window to rear.

EN SUITE SHOWER ROOM With double glazed window, ladder radiator, tiled flooring, half tiled walls, separate shower compartment with thermostatic shower over, low level wc, wash basin with vanity cupboards under.

BEDROOM THREE 10' x 10' 10" max 8' 10" min (3.05m x 3.3m) With radiator, double glazed window to rear.

BEDROOM FOUR 6' 7" x 10' 5" (2.01m x 3.18m) With radiator, double glazed window to front.

BEDROOM FIVE 5' 7" x 9' (1.7m x 2.74m) With radiator, double glazed window to front.

FAMILY BATHROOM Ladder radiator, double glazed window, panelled bath with attractive tiled splash back, pedestal wash basin, low level wc.

SECOND FLOOR Approached via a turning staircase to landing with spindled balustrade and access to walk-in wardrobe.

BEDROOM ONE 15' 6" plus bay window x 10' 10" (4.72m x 3.3m) With radiator, double glazed bay to front, Velux window to rear, two radiators, access to large eaves storage area.

DRESSING AREA 8' 4" plus bay window x 6' 10" plus wardrobe (2.54m x 2.08m) With radiator, double glazed bay to front, fitted wardrobes along one wall.

EN SUITE SHOWER ROOM 6' 10" x 8' 10" (2.08m x 2.69m) Being a large room with tiled flooring, half tiled walls, Velux double glazed window, ladder radiator, large shower compartment with thermostatic shower over, low level wc, wash basin.

OUTSIDE The property stands behind twin lawned gardens with central pathway and tarmac driveway with parking for two vehicles there are two separate gated accesses into the rear.

The rear garden comprises deep paved patio area with cold water tap, extensive lawn which extends behind the garage, fenced and brick boundary surrounds.

GARAGE 18' 10" x 10' 5" (5.74m x 3.18m) With up and over door, electric light, power points, roof storage area. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Tamworth

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 46 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

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