

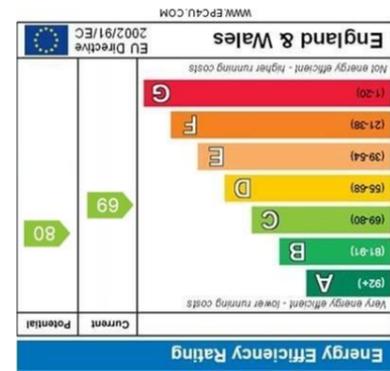
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- BEAUTIFULLY PRESENTED
- THREE DOUBLE BEDROOMS
- EN SUITE TO MASTER
- LUXURY REFITTED BATHROOM
- DRIVEWAY FOR MULTIPLE VEHICLES

Tansy, Tamworth, B77 1BE

£300,000



Property Description

A beautifully presented three bedroom end terrace, set in the lovely location of Kettlebrook, being close to the canal for lovely walks and close to Tamworth town centre with public transport within easy reach.

Approach the property via the large block paved driveway with front door into:-

HALLWAY Having space for shoes and coats, door leading into:-

LOUNGE 13' x 17' 1" (3.96m x 5.21m) With double glazed window to front, media wall with mounted TV and fireplace, stairs leading the first floor and double doors leading into:-

OPEN PLAN KITCHEN DINER FAMILY 13' 5" x 10' (4.09m x 3.05m) The kitchen has been recently refitted by Wren, having a range cooker, ceramic tiling splash backs, extractor, space for dishwasher, inset sink with mixer tap, double glazed windows to rear, base units, plumbing for washing machine and space for fridge/freezer, door leading out to the garden and central heating radiator and is open to snug area or family area, further opening to:-

CONSERVATORY 13' 1" x 8' 10" (3.99m x 2.69m) A usable room with a cosy roof, double glazed and half brick built and double doors leading to the garden.

DINING ROOM 7' 10" x 17' 10" (2.39m x 5.44m) This could also be bedroom four, having double glazed window to front and central heating radiator, wood effect flooring.

REAR GARDEN Being landscaped with side gated access, garden shed to rear, artificial lawn and paved patio, hot and cold taps by back door with electric point, electric in shed.

Electric point at front of property with a timer.

FIRST FLOOR LANDING Bedrooms and bathroom off.

BEDROOM THREE 7' 9" x 11' 3" (2.36m x 3.43m) Double glazed window to rear, central heating radiator.

LUXURY BATHROOM 5' 5" x 7' 2" (1.65m x 2.18m) Having heated towel rail, low level wc, wash hand basin with vanity, shower over bath with tiled walls, double glazed window to rear.

BEDROOM TWO 7' 9" x 11' 1" (2.36m x 3.38m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 10' x 14' 3" (3.05m x 4.34m) Having double glazed window to the front, dressing area with fitted wardrobes and door leading to:-

EN SUITE 7' 5" x 4' 7" (2.26m x 1.4m) Wash hand basin and vanity unit, low level wc, stainless steel towel rail, double shower cubicle with glazed screen and double glazed window to the front.

AGENTS NOTE Vendor has confirmed the combi boiler was fitted in 2022 and has been serviced annually.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 163 Mbps. Highest available upload speed 22 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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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