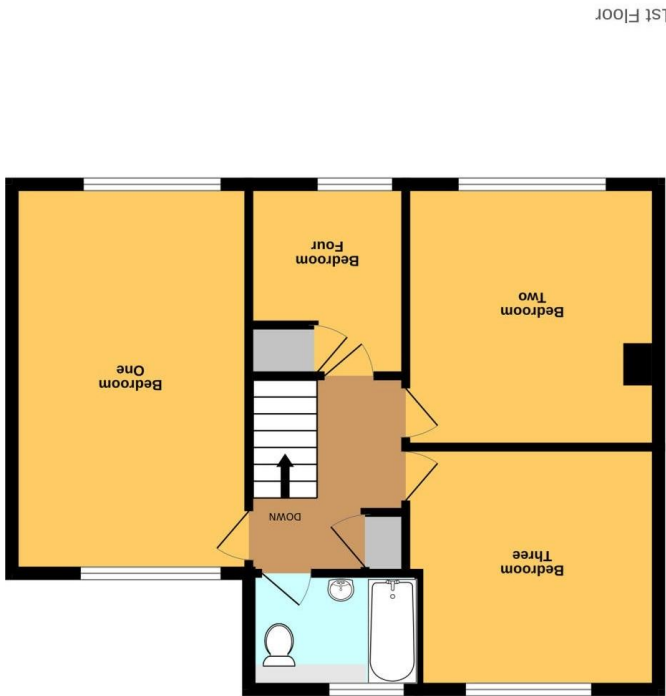


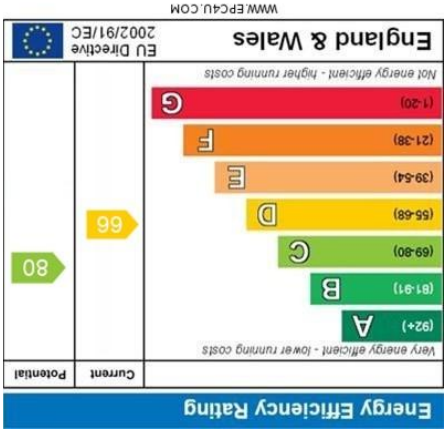
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tamworth | 01827 68444 (option 1)



- EXTENDED SEMI DETACHED
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- REFITTED BREAKFAST KITCHEN
- UTILITY
- LANDSCAPED REAR GARDEN



Ashdale Road, Tamworth, B77 3ND

Offers In Excess Of
£335,000



Property Description

A beautifully presented extended four bedroom semi detached, with block paved driveway and lawned fore-garden.

ENCLOSED PORCH Door into:-

SPACIOUS HALLWAY Having luxury LVT flooring and door into:-

DINING ROOM Double glazed window to front, central heating radiator and LVT herringbone flooring.

LOUNGE Having feature fireplace, double doors leading to snug, central heating radiator, double glazed window to front and LVT herringbone flooring flowing through the downstairs.

SNUG Having double doors leading onto the garden, LVT flooring and central heating radiator.

REFITTED KITCHEN With wall and base units, work surfaces, tiled splash backs, hob, double oven and extractor, integrated fridge and dishwasher, LVT flooring and sink with mixer tap.

UTILITY ROOM Having plumbing for washing machine and space for tumble dryer, double glazed window to rear, doors leading to the garden, LVT floor and sink with mixer tap.

GUEST WC Having low level w.c. window to rear.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE With double glazed windows to front and rear, central heating radiator.

FAMILY BATHROOM With bath, shower over, double glazed window to rear and low level w.c. wash hand basin with vanity cupboard.

BEDROOM TWO Double glazed window to rear and central heating radiator.

BEDROOM THREE With double glazed window to front and central heating radiator.

BEDROOM FOUR With double glazed window to front and central heating radiator.

REAR GARDEN With porcelain tiled patio, lawned area, shrub and plant borders, patio to rear and garden shed and side gated access.

Council Tax Band D - Tamworth

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 13 Mbps. Highest

available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 39 Mbps. Highest available upload speed 8 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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