

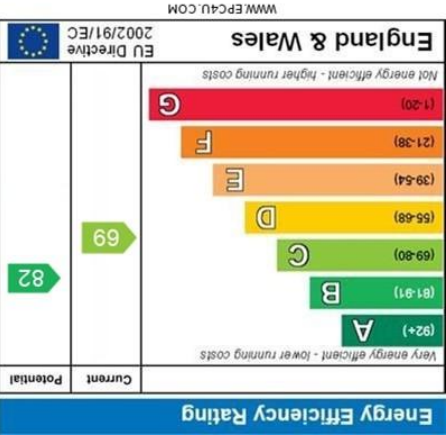
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- EXTENSIVE PLOT
- DOUBLE GARAGE
- GUEST WC
- UTILITY
- SPACIOUS LOUNGE
- KITCHEN



Gleneagles, Amington, Tamworth, B77 4NS

£475,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A beautifully situated four bedroom executive detached family home, with extensive rear gardens and fore-garden and on a lovely corner plot. The property benefits from having a block paved driveway, double garage, front door into:-

HALLWAY With stairs leading to first floor Two radiators .

SPACIOUS LOUNGE 14' 11" x 16' 4" (4.55m x 4.98m) Having double glazed windows to front, feature fireplace, windows to side, laminate flooring, one wall mounted radiator double doors into:-

SECOND SITTING ROOM 10' 0" x 11' 4" (3.05m x 3.45m) Having central heating radiator and double doors leading to:-

CONSERVATORY 14' 3" x 8' 1" (4.34m x 2.46m) Being half brick built and double glazed with doors leading to the garden.

KITCHEN 11' 3" x 11' 1" (3.43m x 3.38m) Having a range of wall and base units, work surfaces, sink with mixer tap, double oven, gas hob, double glazed window to rear and tiled flooring and tiled splash backs, wall mounted radiator,

DINING ROOM 13' 10" x 8' 0" (4.22m x 2.44m) Double glazed window to side, two double doors leading to the garden, tiled flooring and base units with work surfaces, two wall mounted radiators.

UTILITY ROOM 8' 3" x 4' 11" (2.51m x 1.5m) Having wall and base units, plumbing for dishwasher, plumbing for washing machine, plumbing for dishwasher sink with mixer tap and door leading to the garage which has guest wc.

GUEST WC Low level wc, wash hand basin.

GARAGE 17' 2" x 13' 7" (5.23m x 4.14m) With two up and over doors, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having doors off to:-

MASTER BEDROOM 12' 5" x 15' 5" (3.78m x 4.7m) With double glazed window to front, fitted wardrobes, central heating radiator.

EN SUITE With double shower, pedestal wash hand basin, low level wc, stainless steel heated towel rail, tiled walls, double glazed window to front.

LUXURY BATHROOM With panelled bath with shower over, pedestal wash hand basin, low level wc, tiled walls, double glazed window to rear, wall mounted heated towel rail.

BEDROOM TWO 10' 0" x 12' 4" (3.05m x 3.76m) Double glazed window to rear, wardrobe, central heating radiator.

BEDROOM THREE 8' 6" x 12' 10" (2.59m x 3.91m) Double glazed window to front and central heating radiator.

BEDROOM FOUR 7' 6" x 10' 3" (2.29m x 3.12m) Double glazed window to rear and central heating radiator, wardrobe.

OUTSIDE The rear garden has paved patio area, steps up to lawned area, mature shrub and plant borders and side gated access.

Council Tax Band E - Tamworth

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

Mobile coverage - voice likely available for Three, limited for EE, O2 and Vodafone and data likely available for Three and limited for EE
Broadband coverage:-
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5 Mbps.
Broadband Type = Superfast Highest available download speed 58 Mbps. Highest available upload speed 12 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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.

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