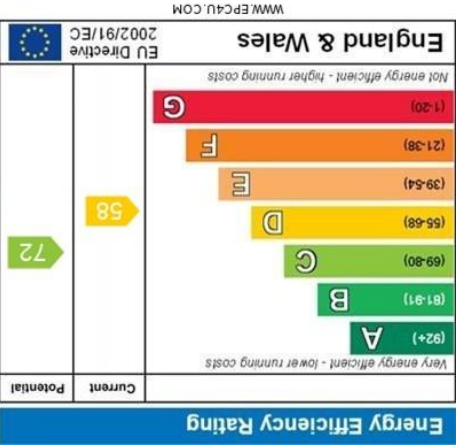


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Tamworth | 01827 68444 (option 1)



- WOW
- UNIQUE OPPORTUNITY TO ACQUIRE
- FIVE BEDROOM DETACHED
- DOUBLE GARAGE
- EXTENSIVE DRIVEWAY
- TWO EN SUITES



Mickleton House, Coton Lane, Coton Green, Tamworth, B79 8NP

Asking Price Of £765,000





## Property Description

A beautiful individual five bedroom detached property, set in approximately two thirds of an acre.

Approached via an extensive driveway, lawned fore-garden with shrub and plant borders, double garage, front door into:-

ENCLOSED PORCH With tiled flooring.

HALLWAY Having parquet flooring throughout and stairs leading to the first floor and doors off to:-

GUEST WC With wc, double glazed window to front, wash hand basin with vanity.

SPACIOUS LOUNGE 12' 11" x 19' 4" (3.94m x 5.89m) With double glazed window to front, feature fireplace and patio doors leading out to the garden, central heating radiator and parquet flooring.

STUDY AREA / RECEPTION HALLWAY AREA 6' 5" x 4' 2" (1.96m x 1.27m) With double glazed sliding doors leading to the garden and parquet flooring.

SECOND RECEPTION ROOM 12' 0" x 11' 11" (3.66m x 3.63m) Having double glazed sliding doors, parquet flooring, feature fireplace and central heating radiator.

BREAKFAST KITCHEN 12' 9" x 18' 6" (3.89m x 5.64m) Having wall and base units with quartz work surfaces, range cooker, extractor over, integrated dish washer, integrated fridge, tiled flooring, useful under stairs storage cupboard and double glazed window to front, sink with mixer taps.

DINING ROOM 15' 2" x 18' 11" (4.62m x 5.77m) With parquet flooring, double glazed windows to front and side and central heating radiator.

UTILITY ROOM 15' 4" x 7' 10" (4.67m x 2.39m) With a range of wall and base units, work surfaces, plumbing for washing machine, double glazed door leading out to the garden, double glazed window to rear.

FIRST FLOOR LANDING Having double glazed windows to front and doors off to:-

BEDROOM FIVE 10' 5" x 8' 10" (3.18m x 2.69m) With double glazed window to front and central heating radiator.

BEDROOM FOUR 9' 0" x 10' 5" (2.74m x 3.18m) With double glazed window to front and central heating radiator.

BEDROOM THREE 12' 0" x 12' 0" (3.66m x 3.66m) With double glazed window to rear and central heating radiator.

FAMILY BATHROOM With bath, shower over, glazed screen, fully tiled, low level wc and vanity wash hand basin, heated towel rail.

BEDROOM TWO 12' 11" x 10' 3" (3.94m x 3.12m) Having double glazed window to rear, central heating radiator.

EN SUITE With shower cubicle, wash hand basin and low level wc.

BEDROOM ONE 15' 2" x 14' 5" (4.62m x 4.39m) Having double glazed doors to balcony which has a small seating area and two double glazed windows to side.

EN SUITE BATHROOM With separate shower, bath, tiled walls, wash hand basin with vanity, double glazed windows to front.

DOUBLE GARAGE 17' 9" x 17' 0" (5.41m x 5.18m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Having useful shed to the side, rear garden having paved patio area, garden pond, lawned area, mature shrubs and plants to the borders, greenhouse, vegetable patch to the rear, side gated access.

Council Tax Band G - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 45 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:- 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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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

AGENTS NOTE There is planning permission granted for a bungalow to the front garden with foundation works already in place.