

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 Conveyor.

Tamworth | 01827 68444 (option 1)



- CORNER PLOT
- SPACIOUS THREE BEDROOMS
- DRIVEWAY
- LOUNGE
- OPEN PLAN KITCHEN
- SEPERATE DINING ROOM



Hartleyburn, Wilnecote, Tamworth, B77 4BL

Offers Over £260,000



Property Description

Hartleyburn is a beautifully presented three bedrooms semi detached property with block paved driveway and situated on a corner plot.

Approach the property via the driveway to the front door which leads into:-

SPACIOUS HALLWAY Having stairs to first floor, door leading into:-

DELIGHTFUL LOUNGE 15' 1" x 12' 7" (4.6m x 3.84m) With double glazed window to front, central heating radiator, wood effect flooring and opening through to:-

OPEN PLAN KITCHEN DINER 9' 10" x 15' 7" (3m x 4.75m) Having feature radiator, double doors to garden, double glazed window to rear, a recently fitted kitchen with wall and base units and work surfaces with hob, oven and extractor, ceramic sink with mixer tap and opening through to:-

DINING ROOM 14' 7" x 9' 3" (4.44m x 2.82m) With double doors leading to garden, wood effect flooring and door leading to:-

GARAGE 11' 9" x 10' 0" (3.58m x 3.05m) Having up and over door, power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

LANDING Having airing cupboard and doors off to bedrooms and bathroom.

FAMILY BATHROOM With panel bath, tiled walls, low level WC, double glazed window to rear, separate shower cubicle which is fully tiled and having mixer shower, heated towel rail.

BEDROOM TWO 12' 2" x 7' 3" (3.71m x 2.21m) With double glazed window to rear and central heating radiator.

BEDROOM ONE 11' 11" x 9' 4" (3.63m x 2.84m) With double glazed window to front, laminate flooring and central heating radiator.

BEDROOM THREE 9' 1" x 5' 11" (2.77m x 1.8m) With double glazed window to rear and central heating radiator.

REAR GARDEN Having a decked patio area, lawned area, gravelled area and enclosed by fenced boundaries.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, Vodafone, limited for Three and data likely available for EE, Vodafone, limited for Three, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 200Mbps.

Networks in your area:- Virgin Media, Lightspeed Broadband, 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.

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.

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