

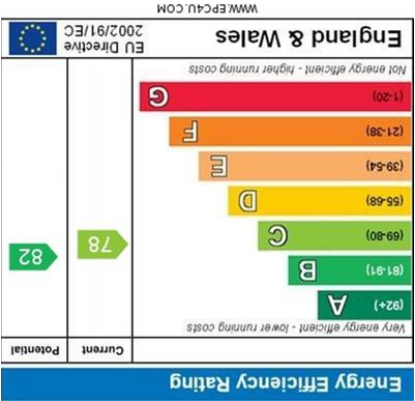
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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
- NO UPWARD CHAIN
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN DINING AREA
- UTILITY



Croft Close, Two Gates, Tamworth, B77 1BF

£380,000



Property Description

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

A beautifully presented four bedroom detached Morris home, situated in a prime location in Two Gates with excellent local amenities and transport links.

Approach via driveway with artificial lawned area, front door into:-

HALLWAY Stairs to first floor.

LOUNGE 11' 2" x 14' 10" (3.4m x 4.52m) Double glazed window to front, feature fireplace, central heating radiator and double doors into:-

OPEN PLAN KITCHEN DINING FAMILY ROOM 17' 2" x 17' 6" (5.23m x 5.33m) Having a range of wall and base units with work surfaces, induction hob, double oven, integrated fridge and freezer, sink with mixer tap, double glazed window to rear, extractor over hob, integrated dishwasher, tiled flooring, dining area, family area is an orangery with bi-fold door and double glazed window to side.

UTILITY ROOM 5' 10" x 6' 4" (1.78m x 1.93m) Having stainless steel sink with mixer tap and double glazed window to rear, plumbing for washing machine and plumbing for dishwasher, double glazed door to side, tiled flooring, wall and base units.

GUEST WC Having low level wc, wash hand basin, window to side.

FIRST FLOOR LANDING Having doors off to airing cupboard.

BEDROOM ONE 12' 5" x 10' 4" (3.78m x 3.15m) With vaulted ceiling, double glazed feature window to front and central heating radiator, fitted wardrobes.

EN SUITE With pedestal wash hand basin, low level wc, double glazed window to side, walk-in shower cubicle with glazed screen, mixer shower and ceramic tiling, spotlighting.

BEDROOM TWO 8' 10" x 12' 3" (2.69m x 3.73m) Double glazed window to front, fitted wardrobe and central heating radiator.

FAMILY BATHROOM 6' 8" x 6' 7" (2.03m x 2.01m) With ceramic tiling, stainless steel towel rail, low level wc, spotlighting, panelled bath with mixer shower over.

BEDROOM THREE 7' 5" x 10' 1" (2.26m x 3.07m) Double glazed window to rear and central heating radiator.

BEDROOM FOUR 8' 9" x 7' 11" (2.67m x 2.41m) Double glazed window to rear, central heating radiator and wardrobe.

REAR GARDEN Fully landscaped with paved area, lawned area, shrub and plant borders.

Council Tax Band D - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadban, 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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441