

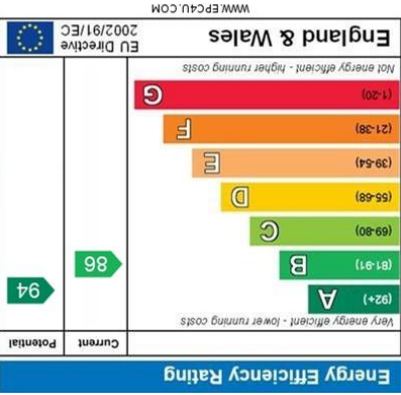
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- OPEN ASPECT TO FRONT
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- TWO RECEPTION ROOMS
- GARAGE
- DRIVEWAY



Bellingham Grove, Coton Green, Tamworth, B79 8FL

£415,000



Property Description

An executive four bedroom detached family home set in the prime location of north side of town.

Approach via path to front door:-

SPACIOUS HALLWAY With wood effect flooring.

SECOND RECEPTION ROOM/STUDY 8' 3" x 10' 2" (2.51m x 3.1m) Double glazed window to front and central heating radiator, wood effect flooring.

SPACIOUS LOUNGE 12' 3" x 18' 10" (3.73m x 5.74m) With double glazed window to front, central heating radiator.

OPEN PLAN KITCHEN DINER 25' 6" x 8' 11" (7.77m x 2.72m) Having double glazed window to rear, a range of wall and base units, granite work surfaces, sink with mixer tap, inset sink, spotlighting, gas hob, oven, fridge/freezer and dishwasher, wood effect flooring, two double doors leading to the garden.

GARDEN South facing with paved patio and lawn area, side gated access leading to the driveway and garage.

GARAGE With up and over door, power and lighting. Driveway leading to the front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FRONT GARDEN Having shrub and plant borders.

FIRST FLOOR LANDING Double glazed window to side, doors off to:-

BEDROOM FOUR 8' 9" x 10' 2" (2.67m x 3.1m) Double glazed window to front and central heating radiator.

BEDROOM THREE 10' 7" x 9' 1" (3.23m x 2.77m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 12' 3" x 12' 0" (3.73m x 3.66m) Double glazed window to front and central heating radiator.

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

BATHROOM 8' 11" x 6' 4" (2.72m x 1.93m) Having separate shower cubicle, bath with tiled walls, pedestal wash hand basin, low level wc, stainless steel towel rail and double glazed window to side.

BEDROOM TWO 14' 9" x 9' 1" (4.5m x 2.77m) Double glazed window to rear and central heating radiator.

Council Tax Band E - Tamworth

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

Mobile coverage for:
EE and Vodafone - Good in-home and outdoor
O2 and Three - Variable in-home, good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 68 Mbps. Highest available upload speed 17 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, Fibrenest, Lightspeed Broadband

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?
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