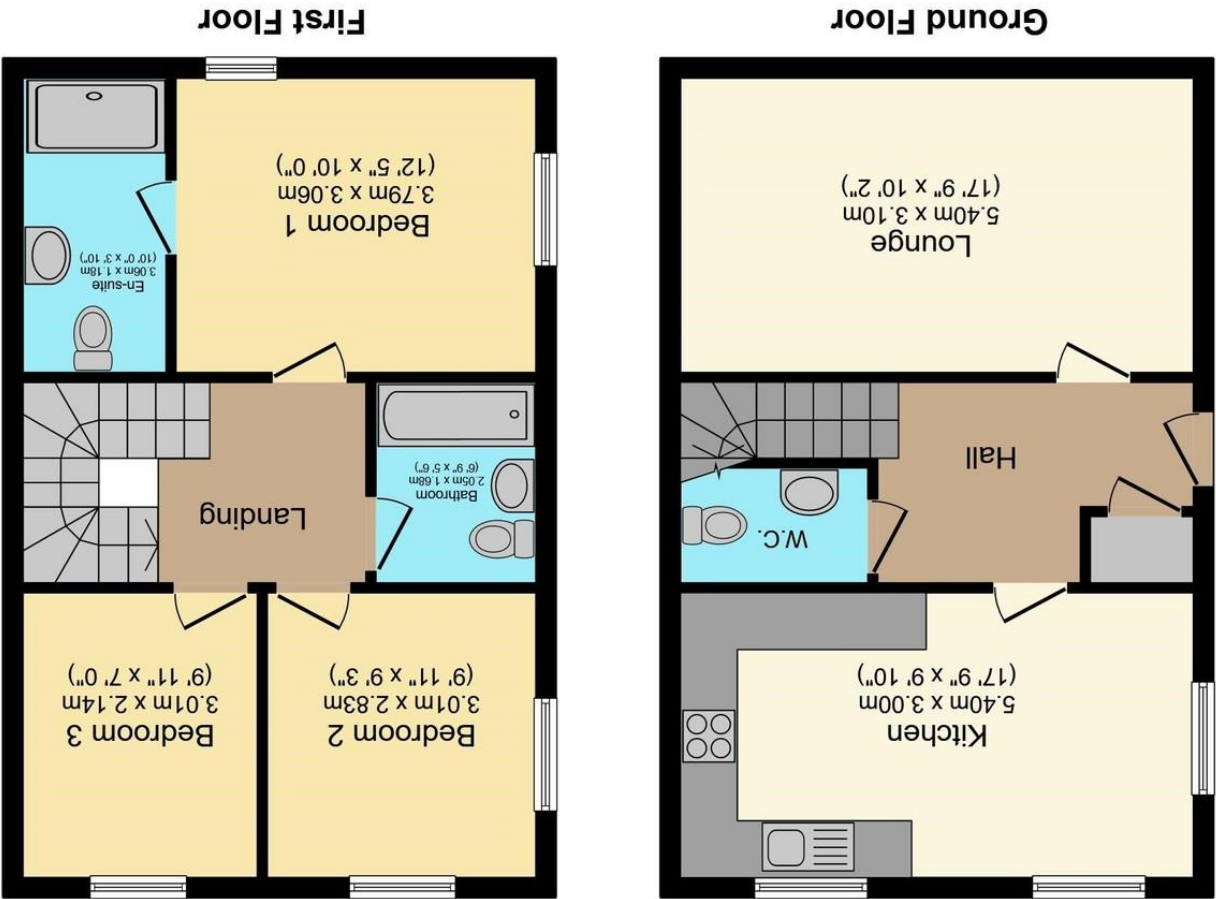


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

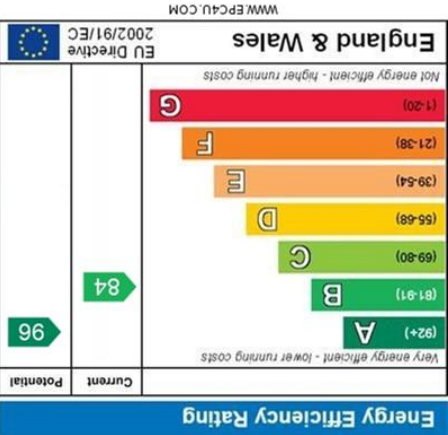
Total floor area 90.9 sq.m. (978 sq.ft.) approx



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)

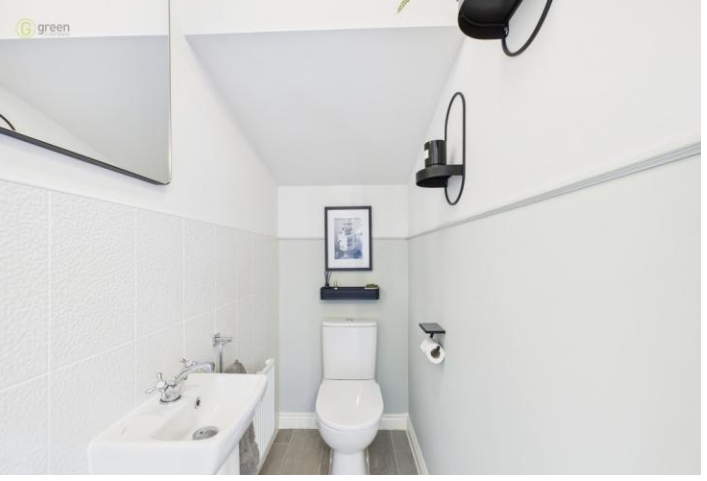


- LARGE DRIVEWAY
- THREE BEDROOMS
- KITCHEN DINER
- GUEST WC
- EN SUITE TO MASTER
- LANDSCAPED REAR GARDEN



Carter Close, Tamworth, B79 8UE

£350,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

A beautifully presented three bedroom detached set on a corner plot, large tandem driveway with security post, garage with up and door, power and lighting, gated access to the garden.

Approach via the path to the front door leading into:-

SPACIOUS HALLWAY With stairs leading to the first floor, under stairs storage cupboard.

GUEST WC With low level wc, wash hand basin.

KITCHEN DINER 17' 9" x 9' 10" (5.41m x 3m) Wall and base units with work surfaces, integrated gas hob with extractor over, oven, dishwasher, fridge/freezer and washing machine, sink with mixer tap, spotlighting, double glazed windows to front and side, central heating radiator, luxury vinyl flooring.

LOUNGE 17' 9" x 10' 2" (5.41m x 3.1m) With double doors leading to the garden, double glazed window to front, central heating radiator, air conditioning unit.

FIRST FLOOR LANDING With doors off to:-

BEDROOM THREE 9' 11" x 7' (3.02m x 2.13m) Fitted wardrobes, double glazed window to side and central heating radiator.

BEDROOM TWO 9' 11" x 9' 3" (3.02m x 2.82m) Having fitted wardrobes, double glazed window to side and front, central heating radiator.

BATHROOM With panelled bath, shower over, glazed screen, tiled walls, double glazed window to rear, pedestal wash hand basin, low level wc, vinyl flooring.

BEDROOM ONE 12' 5" x 10' (3.78m x 3.05m) Having fitted wardrobe with sliding mirrored doors, double glazed window to front, central heating radiator and air conditioning unit.

EN SUITE With double walk-in shower, electric shower over, pedestal wash hand basin with tiled splash backs, stainless steel towel rail and low level wc.

LANDSCAPED REAR GARDEN With paved patio and lawned area with shrub and plant borders.

Council Tax Band D - Lichfield

Predicted mobile phone coverage and broadband services at the property:-
Mobile coverage for:
EE - Good outdoor and in-home
O2 - Variable outdoor
Three - Good outdoor
Vodafone - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 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:- Openreach, 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444