

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 Conveyancer.

Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- GUEST WC
- CONSERVATORY
- SPACIOUS LOUNGE



Tamworth Road, Kettlebrook, Tamworth, B77 1BY

Offers over £270,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Tamworth Road is a beautifully presented three bedroom semi detached with block paved driveway and front door into:-

SPACIOUS HALLWAY Having doors to:-

GUEST WC With double glazed window to front, low level WC, tiled splash backs, wash hand basin and vanity.

LAUNDRY ROOM With plumbing for washing machine and tumble dryer.

FITTED KITCHEN 11' 10" x 10' 2" (3.61m x 3.1m) Having a range of modern wall and base units, double oven, extractor over gas hob, granite work surfaces, stainless steel sink drainer with mixer tap, double glazed window to front, tiled splash backs, under cupboard lighting, integrated dishwasher, space for fridge freezer.

INNER HALLWAY With stairs leading to first floor and door to:-

LOUNGE/DINER 11' 5" x 18' 5" (3.48m x 5.61m) With double glazed sliding patio doors to conservatory, central heating radiator, coving to ceiling and spotlighting.

CONSERVATORY 13' 5" x 15' 11" (4.09m x 4.85m) With tiled flooring, double doors leading to garden, two central heating radiators and underfloor heating.

REAR GARDEN With side access, paved patio, second patio to rear, garden shed and shrub and plant borders.

FIRST FLOOR LANDING Having doors off to bedrooms and bathroom.

BATHROOM With double glazed window to front, bath with tiled walls, separate shower cubicle with mixer shower and tiled walls, wash hand basin and storage cupboards and low level WC.

BEDROOM THREE 9' 8" x 8' 10" (2.95m x 2.69m) With double glazed window to front, central heating radiator and modern fitted wardrobes.

BEDROOM TWO 11' 8" x 9' 7" (3.56m x 2.92m) With double glazed window to rear, central heating radiator and fitted wardrobes.

BEDROOM ONE 14' 1" x 8' 5" (4.29m x 2.57m) With fitted bedroom furniture, double glazed window to rear, central heating radiator.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

O2, Three, Vodafone - Good outdoor and in home

EE - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.

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

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

Networks in your area:- Openreach, Virgin Media, 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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