

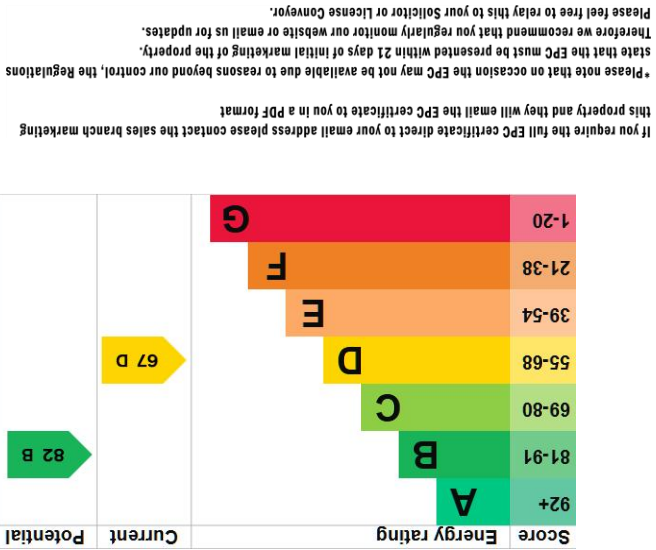
Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- THREE DOUBLE BEDROOM DETACHED
- EXTENDED KITCHEN
- SPACIOUS LOUNGE
- LUXURY BATHROOM
- GARAGE

Sycamore Road, Kingsbury, Tamworth, B78 2JL

Offers over £330,000







## Property Description

Sycamore Road is a beautifully presented 3 bedroom detached set in the gorgeous village of Kingsbury .

Approach via block paved driveway with front door into:-

HALLWAY With door into:-

LOUNGE 11' 1" x 21' 2" (3.38m x 6.45m) With double glazed window to front, feature fireplace, stairs leading to first floor and opening through to:-

DINING ROOM 8' 0" x 13' 1" (2.44m x 3.99m) With double doors to garden, central heating radiator and access to:-

KITCHEN 10' 11" x 15' 11" (3.33m x 4.85m) Having a range of wall and base units with work surfaces over, integrated hob, oven and extractor, integrated fridge freezer, plumbing for washing machine, tiled flooring, tiled splash backs, double glazed windows to rear and side add double glazed door leading to garden.

FIRST FLOOR LANDING Having doors off to bedrooms and bathroom and large storage cupboard off.

BEDROOM ONE 10' 4" x 14' 3" (3.15m x 4.34m) With double glazed window to front, central heating radiator and storage cupboard.

BEDROOM THREE 8' 10" x 10' 3" (2.69m x 3.12m) With double glazed window to front and central heating radiator.

BEDROOM TWO 11' 0" x 7' 8" (3.35m x 2.34m) With double glazed window to rear and central heating radiator.

BATHROOM With freestanding bath, partly tiled walls, low level WC, heated towel rail, two double glazed windows to rear, walk in double shower cubicle which is fully tiled with mixer shower over.

REAR GARDEN Having patio area and lawned area, side gates access and shrub and plant borders.

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

Council Tax Band D North Warwickshire Borough Council

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

Broadband coverage - Broadband Type = Standard Highest available download

speed 15 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 57 Mbps.  
Highest available upload speed 10Mbps.

Networks in your area:- 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 01827 68444