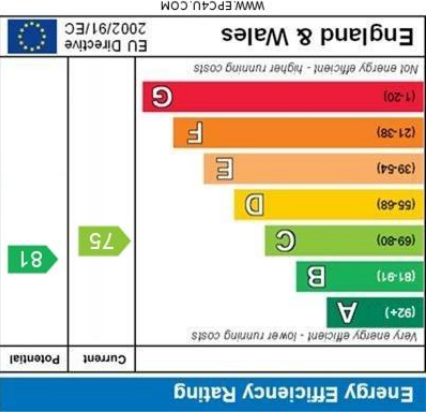




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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)



- CORNER PLOT
- POTENTIAL TO EXTEND
- LARGE DRIVEWAY
- FOUR BEDROOMS
- LOUNGE
- DINING ROOM



Dovestone, Off Chiltern Road, Tamworth, B77 4PB

£375,000



Property Description

Dovestone is well presented four bedroom detached home set on a corner plot. Block paved driveway and lawned foregarden with potential to extend subject to planning permissions.

Approach via the driveway with front door into:-

SPACIOUS HALLWAY With stairs leading to first floor.

LOUNGE 11' 11" x 13' 7" (3.63m x 4.14m) With double glazed box window to front and central heating radiator and electric feature fireplace.

SPACIOUS DINING AREA 11' 10" x 11' 6" (3.61m x 3.51m) Having sliding doors leading to conservatory, central heating radiator, wood effect flooring and door into kitchen.

KITCHEN 8' 4" x 8' 4" (2.54m x 2.54m) Having a range of wall and base units with work surfaces, space for dishwasher, sink with mixer tap, double glazed window to rear, spotlighting, hob, oven and extractor.

UTILITY ROOM 7' 1" x 7' 6" (2.16m x 2.29m) With double glazed door leading to garden, double glazed window to rear, central heating boiler, sink with mixer tap, tiled flooring.

GUEST WC With low level WC, wash hand basin, tiled walls and flooring.

GARAGE 16' 2" x 7' 11" (4.93m x 2.41m) 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)

FIRST FLOOR LANDING Having doors to bedrooms and bathroom.

BEDROOM ONE 11' 7" x 10' 4" (3.53m x 3.15m) With double glazed window to front, fitted wardrobes.

SHOWER ROOM With window to side, shower cubicle with electric shower and tiled walls.

BEDROOM TWO 9' 1" x 9' 2" (2.77m x 2.79m) With double glazed window to front and central heating radiator.

BEDROOM THREE 8' 6" x 10' 7" (2.59m x 3.23m) With double glazed window to rear and central heating radiator.

BEDROOM FOUR With double glazed window to rear and central heating radiator.

BATHROOM With double walk in shower, fully tiled walls, mixer shower, central heating radiator, low level WC, fitted furniture and wash hand basin.

REAR GARDEN Having patio area, lawned area, shrub and plant borders, two side gates accesses and further patio to side.

Council Tax Band D Tamworth Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2 - Good outdoor and in home

Vodafone - Good outdoor, variable in home

Three - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.

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.

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