

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

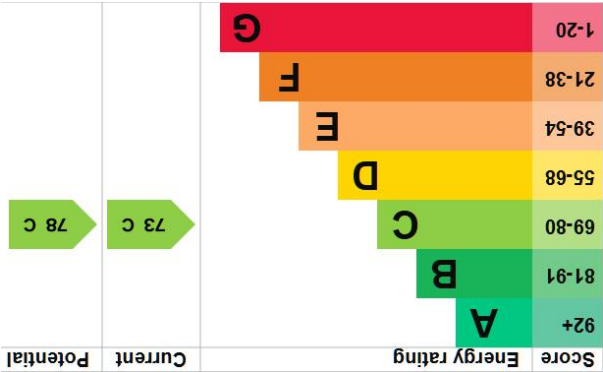


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- FOUR BEDROOMS
- DRIVEWAY
- MODERN FITTED KITCHEN
- GUEST WC
- SEPARATE DINING ROOM
- UTILITY



Furness, Glascote, Tamworth, B77 2QH | Asking Price Of £285,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A beautifully presented four bedroom property with block paved driveway, front door into:-

ENCLOSED PORCH Further door into:-

SPACIOUS LOUNGE 13' 6" x 12' 11" (4.11m x 3.94m) With stairs leading to the first floor, feature fireplace, central heating radiator, double glazed windows to front.

MODERN FITTED KITCHEN 11' 4" x 7' 3" (3.45m x 2.21m) Having a range of wall and base units and wood effect work surfaces, sink with mixer tap, integrated hob, oven and microwave, double glazed window to rear and door leading to the garden, door leading to:-

UTILITY ROOM 6' 9" x 4' 7" (2.06m x 1.4m) Having guest wc with low level wc and wash hand basin, useful storage cupboard, wall and base units with plumbing for washing machine and tumble dryer, door leading to:-

GARAGE STORE 7' 9" x 8' (2.36m x 2.44m) Having double opening doors to front, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

DINING ROOM 7' 8" x 13' (2.34m x 3.96m) Having double glazed door leading to the garden, double glazed window to rear, wood effect flooring and central heating radiator.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM FOUR 9' 2" x 6' 8" (2.79m x 2.03m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 11' 7" x 7' 4" (3.53m x 2.24m) Double glazed window to rear and central heating radiator.

LUXURY BATHROOM 6' 2" x 5' 11" (1.88m x 1.8m) Having panelled bath with shower over, fully tiled walls, double glazed window to rear, pedestal wash hand basin, low level wc and central heating radiator.

BEDROOM ONE 12' 3" x 9' 7" (3.73m x 2.92m) Double glazed window to front, central heating radiator and two useful wardrobes.

BEDROOM TWO 12' 4" x 7' 3" (3.76m x 2.21m) Double glazed window to front and central heating radiator.

REAR GARDEN Having paved patio area, lawned area, shrub and plant borders.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 275 Mbps. Highest available upload speed 42 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Virgin Media, 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