

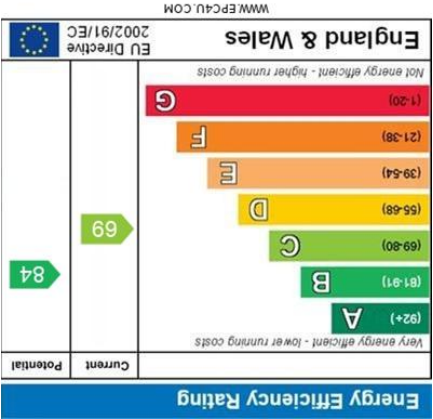
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- GREAT LOCATION
- THREE BEDROOMS
- DRIVEWAY
- KITCHEN DINER
- LOUNGE
- LUXURY BATHROOM



Nimbus, Dosthill, Tamworth, B77 1PW

£325,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

A three bedroom detached family home in the great location of Dosthill.

Spacious driveway with front door into:-

HALLWAY Further door leading into:-

SPACIOUS LOUNGE 13' 3" x 15' 1" (4.04m x 4.6m) With bi-fold doors to rear, double glazed window to front, stairs to first floor.

NEWLY FITTED KITCHEN / DINER 9' 9" x 15' 3" (2.97m x 4.65m) Having solid wood work surfaces, wall and base units, range cooker with extractor over, sink with mixer tap, double glazed windows to front and rear, double glazed door leading to the garden, plumbing for washing machine and dishwasher, space for fridge/freezer.

REAR GARDEN Having paved patio area, lawned area, summerhouse, second garden shed which leads into a car port style garage with power and lighting.

FIRST FLOOR LANDING Doors off to bedrooms and bathroom.

BEDROOM TWO 9' 9" x 9' 9" (2.97m x 2.97m) Double glazed window to front and central heating radiator.

BEDROOM ONE 10' 1" x 8' 6" (3.07m x 2.59m) Double glazed window to front and central heating radiator and fitted sliding wardrobes.

LUXURY BATHROOM 7' 1" x 6' (2.16m x 1.83m) With wash hand basin with storage underneath, mirrored wall unit, fully tiled walls and flooring, panelled bath with power shower over, double glazed window to rear and central heating radiator.

BEDROOM THREE 7' 4" x 6' 7" (2.24m x 2.01m) Double glazed window to rear and central heating radiator.

Council Tax Band C - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and Vodafone - Good outdoor and in-home

O2 - Good outdoor

Three - Good outdoor and variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 54 Mbps.

Highest available upload speed 11 Mbps.

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

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