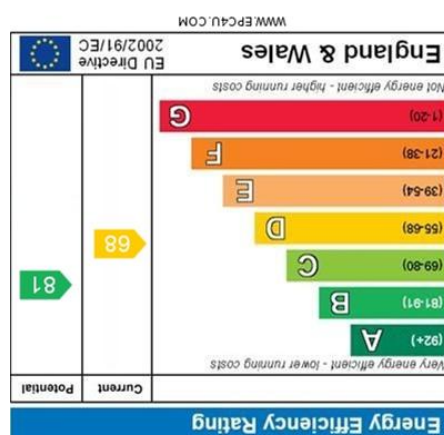




Area	Approximate total area	Reduced headroom
158.9 m ²	1711 ft ²	6 m ²
65 ft ²		



- EXTENSIVE DRIVEWAY
- DETACHED BUNGALOW
- KITCHEN DINER
- SPACIOUS LOUNGE
- FIVE BEDROOMS
- EN SUITE TO MASTER



Claremont Road, Tamworth, B79 8EW

£495,000



Property Description

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

PORCH

LIVING ROOM 13' 0" x 14' 11" (3.96m x 4.55m) Front aspect double glazed bay window, high quality tiled flooring with a modern sleek fireplace.

KITCHEN DINING ROOM 19' 7" x 13' 10" (5.97m x 4.22m) Rear aspect doubled glazed window, high quality tiled flooring we have a wall and base units with working surface over, a sink with drainer, breakfast bar, electric oven, gas hob, dishwasher and single panel radiator.

MASTER BEDROOM 12' 5" x 13' 4" (3.78m x 4.06m) Front aspect double glazed bay window, tiled flooring and single panel radiator.

EN SUITE BATHROOM 9' 1" x 9' 11" (2.77m x 3.02m) Front aspect frosted glass double glazed, low level flush WC, washer hand basin, shower, toilet, tiled throughout and heated towel radiator.

BEDROOM TWO 12' 6" x 14' 0" (3.81m x 4.27m) Rear double glazed patio doors leading off to the garden tiled flooring.

BEDROOM FIVE 12' 6" x 11' 10" (3.81m x 3.61m) Two side aspect double glazed windows with tiled flooring.

BATHROOM 7' 7" x 11' 2" (2.31m x 3.4m) Side and rear aspect frosted double glazed windows, low level flush WC, washer hand basin, shower, bath tub, toilet, tiled throughout and heated towel radiator.

LANDING

BEDROOM THREE 13' 5" x 11' 2" (4.09m x 3.4m) Front and rear aspect double glazed windows and single panel radiator.

BEDROOM FOUR 10' 7" x 12' 1" (3.23m x 3.68m) Front aspect double glazed windows in built storage and the remainder of the loft space

Council Tax Band D - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three and Vodafone - Good outdoor and in-home

O2 - Good outdoor

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 71 Mbps.

Highest available upload speed 18 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