

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 Conveyor.



Tamworth | 01827 68444 (option 1)



- BEAUTIFUL RIVERSIDE ESTATE
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY
- FIVE BEDROOMS
- SPACIOUS LOUNGE
BREAKFAST KITCHEN
- CONSERVATORY

Melford, Tamworth, B79 7UX

Asking Price Of £340,000

Property Description

A five bedroom detached family home set in the prime location of the north side of Tamworth close to local amenities.

Approach the property via the driveway with lawned fore-garden and front door into:-

ENCLOSED PORCH Further door into:-

HALLWAY With stairs leading to the first floor.

SPACIOUS LOUNGE DINER 20' 10" x 11' 10" (6.35m x 3.61m) With sliding doors leading to conservatory, wood effect flooring, electric fireplace and double glazed window to front and central heating radiators.

BREAKFAST KITCHEN 8' 5" x 13' (2.57m x 3.96m) Having a range of wall and base units and work surfaces, plumbing for washing machine, space for cooker, sink with taps, double glazed window to rear and double glazed door to garden, under stairs pantry cupboard.

CONSERVATORY 8' 10" x 9' 6" (2.69m x 2.9m) Double glazed with double doors leading to the garden, tiled flooring.

GARDEN Having patio area, lawned area and garden sheds.

DOWNSTAIRS BEDROOM 12' x 7' 9" (3.66m x 2.36m) Window to front and door leading to en suite.

EN SUITE 4' 2" x 9' 9" (1.27m x 2.97m) Large fully accessible walk-in shower, wash hand basin, low level wc and double glazed window to side.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 11' 9" x 12' 1" (3.58m x 3.68m) Double glazed window to front, central heating radiator.

BEDROOM FOUR 8' 7" x 7' 11" (2.62m x 2.41m) Double glazed window to rear, central heating radiator.

BATHROOM 5' 6" x 8' 2" (1.68m x 2.49m) With bath with electric shower over, pedestal wash hand basin, double glazed window to rear and low level wc, wood effect flooring.

BEDROOM TWO 10' 7" x 9' 11" (3.23m x 3.02m) Double glazed window to front and central heating radiator, door to over stairs cloakroom (toilet and sink) but could easily be converted to large built-in cupboard/wardrobe.

BEDROOM THREE 9' 9" x 6' 6" (2.97m x 1.98m) Double glazed window to rear and central heating radiator.

Council Tax Band D - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and Three - Good outdoor

O2 and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2Mbps. Highest available upload speed 0.3Mbps.

Broadband Type = Superfast Highest available download speed 43Mbps. Highest available upload speed 8Mbps.

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.

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