

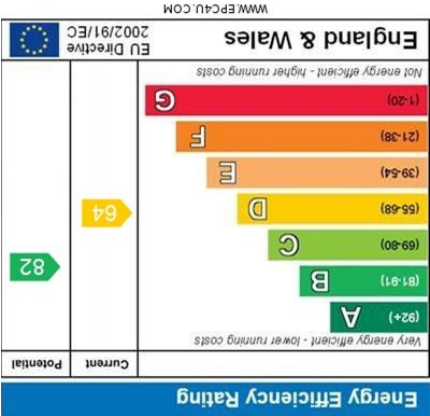
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FIVE BEDROOM DETACHED
- CORNER PLOT
- STUNNING KITCHEN DINER
- UTILITY
- GUEST WC
- SPACIOUS LOUNGE



Hill Side, Kingsbury, Tamworth, B78 2ND

Offers in excess of
£450,000



Property Description

Hill Side is a five bedroom detached family home set on a corner plot and has been pleasantly extended.

Approach the property via block paved driveway with lawned foregarden, canopy entrance porch and front door into:-

SPACIOUS HALLWAY Has door leading into:-

UTILITY ROOM 7' 9" x 8' 8" (2.36m x 2.64m) With LVT flooring, plumbing for washing machine sink with mixer taps, double glazed window to front and space for tumble dryer, spotlighting to ceiling and central heating radiator, door into:-

GUEST WC With low level WC, wash hand basin, heated towel rail and useful doggy bath with wall mounted shower and basin.

OPEN PLAN KITCHEN 14' 3" x 26' 1" (4.34m x 7.95m) Having French doors to rear, a range of modern wall and base units with double ovens, five ring gas hob, tiled splash backs, spotlighting, double glazed windows to front, sink with mixer tap, dishwasher, LVT wood effect flooring, central heating radiator and doors leading to garden.

LOUNGE 19' 5" x 12' 0" (5.92m x 3.66m) Having gas feature fireplace, wood effect flooring and double doors leading to garden and central heating radiator.

FIRST FLOOR

LANDING With doors off to:-

BEDROOM FOUR 10' 1" x 7' 7" (3.07m x 2.31m) With double glazed window to front and central heating radiator.

BEDROOM THREE 10' 1" x 11' 11" (3.07m x 3.63m) With double glazed window to rear and central heating radiator and wood effect flooring.

FAMILY BATHROOM Has bath with power shower over, tiled walls and LVT flooring, low level WC, wash hand basin with vanity and heated towel rail.

BEDROOM ONE 14' 4" x 16' 3" (4.37m x 4.95m) Has wardrobes, double glazed window to front, central heating radiator.

ENSUITE Has walk in double shower with glazed screen fully tiled with mixer shower over, wash hand basin, low level WC and double glazed windows to front and heated towel rail and spotlighting.

BEDROOM TWO 14' 2" x 9' 6" (4.32m x 2.9m) Has double glazed windows to rear and central heating radiator.

BEDROOM FIVE 8' 11" x 6' 5" (2.72m x 1.96m) Double glazed window to rear and central heating radiator.

REAR GARDEN Landscaped with side gated access, slate tiled patio and lawned area and shrub and plant borders.

GARAGE 7' 6" x 16' 4" (2.29m x 4.98m) Electric 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)

Council Tax Band D North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in home
O2, Three, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Networks in your area:- Openreach

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?
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