

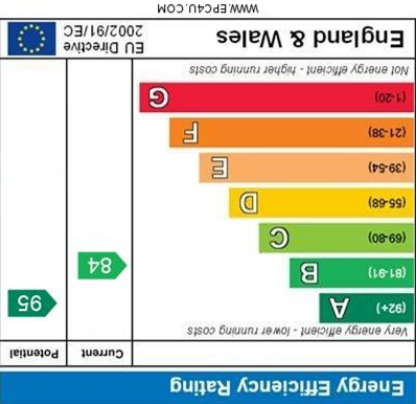
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- SEMI RURAL LOCATION
- OPEN ASPECT TO FORE
- THREE BEDROOMS
- EN SUITE
- KITCHEN DINER
- LOUNGE



Ragley Close, Tamworth, B79 7SW

£325,000



Property Description

A beautifully presented three bedroom semi detached property with large block paved driveway to front, landscaped fore garden and open aspect to the front.

Approach the property via the driveway with front door into:-

SPACIOUS HALLWAY With oak banister and oak effect flooring, door leading into:-

KITCHEN DINER 8' 9" x 18' 2" (2.67m x 5.54m) Having a range of wall and base units and work surfaces with sink with mixer tap, integrated fridge/freezer, dishwasher, oven and hob, double doors leading out to the garden and double glazed window to front, laminate wood effect flooring, central heating radiator, double glazed window to side, extractor over the hob and glass splash backs, granite effect work surfaces, oak door leading into the hallway.

GUEST WC With oak door and low level wc, wash hand basin.

LOUNGE 12' x 18' 4" (3.66m x 5.59m) With double glazed windows to front and side, wood effect flooring, central heating radiator.

FIRST FLOOR LANDING Having loft access with loft ladder.

BEDROOM ONE 12' 3" x 14' 5" (3.73m x 4.39m) Super king bed space, double glazed window to side, wooden shutters, central heating radiator.

EN SUITE 9' 3" x 3' 6" (2.82m x 1.07m) With walk-in shower, glazed screen, ceramic tiling, mixer shower, wash hand basin, oak windowsill with double glazed window to front, low level wc, stainless steel towel rail.

FAMILY BATHROOM 8' 8" x 5' 7" (2.64m x 1.7m) Stainless steel towel rail, double glazed window to front with oak shelf, low level wc, wash hand basin with vanity, bath with mixer shower over and glazed screen, spotlighting and LVT luxury oak effect vinyl flooring.

BEDROOM TWO 8' 7" x 9' 7" (2.62m x 2.92m) Double glazed window to front, central heating radiator.

BEDROOM THREE 8' 8" x 8' 3" (2.64m x 2.51m) Double glazed window to rear and central heating radiator.

LANDSCAPED REAR GARDEN Having patio with shrub and plant borders and lawned area, side gated access leading out to the front and garden shed.

AGENTS NOTE There is a private road maintenance charge of £1,050.

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 and Three - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.3 Mbps.

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

Networks in your area:- 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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