

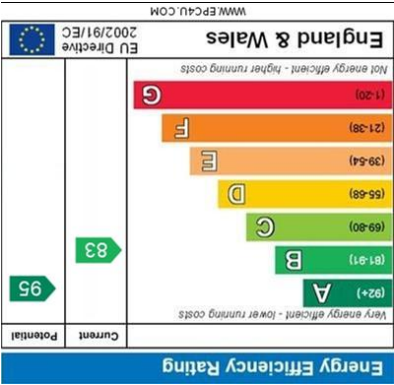
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- SHOW HOME STANDARD THROUGHOUT
- SPACIOUS LOUNGE
- KITCHEN DINER WITH GARDEN ACCESS
- BATHROOM & EN SUITE TO MASTER
- SOUTH FACING LANDSCAPED GARDEN



Croft Close, Two Gates, Tamworth, B77 1BF

Offers In Region Of  
£300,000





## Property Description

Situated in the ever popular Croft Close you will find this immaculately presented three bedroom home, with driveway parking to the right of the property and access to rear garden.

The home is accessed via :-

ENTRANCE HALL With radiator and door to :-

DOWNSTAIRS WC With window to front, low level WC, sink with tiled splash back and radiator.

LOUNGE 15' 11" x 15' 9" (4.85m x 4.8m) With window to front, radiator, stairs to first floor, understairs cupboard and double doors into :-

KITCHEN/DINER 15' 11" x 9' 2" (4.85m x 2.79m) With a range of wall and base units, space for appliances, built in oven, hob with extractor over, cupboard housing boiler, radiator and double doors leading out to garden.

FIRST FLOOR

LANDING Having access to loft and doors to :-

BEDROOM 7' 11" x 9' 9" (2.41m x 2.97m) With large window to front, part vaulted ceiling and radiator.

BEDROOM 7' 7" x 10' 0" (2.31m x 3.05m) With window to front and radiator.

MASTER BEDROOM 9' 3" x 11' 2" (2.82m x 3.4m) Having window to rear, radiator, door to:-

ENSUITE Having fully tiled double shower cubicle, low level WC, sink and radiator.

FAMILY BATHROOM With window to rear, bath, WC and sink.

REAR GARDEN South facing garden, mainly laid to lawn with gated access to drive, patio area, raised sleeper beds with a further raised patio area ideal for entertaining.

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .

Mobile coverage for:  
O2, Three, Vodafone - Good outdoor and in home  
EE - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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

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.

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