

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

Total area: approx. 1782.1 sq. feet



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- WELL MAINTAINED
- FOUR BEDROOMS
- ALARM SYSTEM
- LARGE DRIVEWAY
- GARAGE
- BREAKFAST KITCHEN

Broadlee, Wilnecote, Tamworth, B77 4PF

£375,000



Property Description

A well maintained four bed detached in a prime location on Broadlee which is close to local transport links and Polesworth village.

Approach the property via the driveway which is landscaped with shrub and plant borders and outside sensor security lighting.

ENCLOSED PORCH Having tiled flooring, double glazed windows to side and further door into:-

HALLWAY Having stairs leading to the first floor, laminate flooring, central heating radiator.

CLOAKROOM/GUEST WC Tiled floor and walls, wash hand basin with vanity, double glazed window to front, low level wc and heated towel rail

BREAKFAST KITCHEN 13' 4" x 9' 9" (4.06m x 2.97m) Having a range of wall and base units with work surfaces, island to the centre with solid wood work surfaces, range cooker included, double glazed door leading to the side, plumbing for washing machine, sink with mixer tap, under stairs storage cupboard, dishwasher plumbing and fridge/freezer space.

DINING ROOM 8' 9" x 10' 4" (2.67m x 3.15m) With laminate flooring, double glazed double doors leading to the garden and central heating radiator.

LOUNGE 17' 5" x 10' 6" (5.31m x 3.2m) Double glazed box window to front, central heating radiator, laminate flooring, gas fire.

FIRST FLOOR LANDING Having airing cupboard housing the water tank.

BATHROOM Low level wc, double glazed window to front, central heating radiator, tiled walls, tile effect LVT flooring, bath with mixer shower over, wash hand basin with vanity and storage cupboard.

BEDROOM ONE 9' 11" x 12' 1" (3.02m x 3.68m) With double wardrobe, double glazed window to front, central heating radiator.

BEDROOM TWO 14' 9" x 7' 8" (4.5m x 2.34m) Double glazed window to front, central heating radiator, walk-in wardrobe.

BEDROOM THREE 9' 11" x 9' 10" (3.02m x 3m) With central heating radiator, double glazed window to rear, fitted wardrobe and laminate flooring.

BEDROOM FOUR 7' 5" x 9' 9" (2.26m x 2.97m) With double glazed window to rear and central heating radiator.

LUXURY SHOWER ROOM Corner shower cubicle with tiled walls and glazed screen and mixer shower, wash hand basin with vanity, low level wc, double glazed window to rear, tiled walls and heated towel rail, storage cupboard.

GARAGE 16' 5" x 7' 9" (5m x 2.36m) Electric shutter door, fob operated, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

On the external wall on the side of the garage there is a Type 2 Electric car charging point.

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

Council Tax Band D - Tamworth

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 145 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444