

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



LEGAL READY

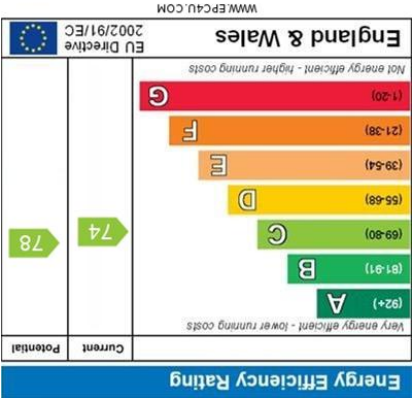
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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 Conveyor.



Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED EXECUTIVE DETACHED
- THREE LARGE FIRST FLOOR DOUBLE BEDROOMS
- GROUND FLOOR DOUBLE BEDROOM
- TWO FURTHER RECEPTION ROOMS

Levett Road, Amington, Tamworth, B77 4AB

Offers Over £450,000



Property Description

A beautifully presented three bedroom detached family home. the house was built as a four bedroom property with a double garage. The first floor has been converted to three double bedrooms and the double garage has been converted to provide a further ground floor double bedroom and studio / study area, however can easily be converted back to a functioning garage as the door is still in situ!

A very versatile family home suiting lots of different family dynamics!

Approach via the large driveway which has gravelled area, providing parking for at least 3 cars with a further parking space opposite, shrub and plant borders surround the boundaries leading to newly fitted front door into:-

SPACIOUS HALLWAY With wood effect flooring, stairs leading to the first floor.

GUEST WC With low level wc, wash hand basin with vanity, storage area under the stairs, wood effect flooring and central heating radiator.

FAMILY ROOM / BED ROOM FOUR 16' 3" x 7' 8" (4.95m x 2.34m) This was originally one of the double garages, making a generous ground floor bedroom , having double glazed window to front, two central heating radiators, door leading into:-

GARAGE AREA / STUDIO 9' 10" x 8' 4" (3m x 2.54m) Currently being used as a dance room, can be put back to a garage very easily, having an up and over door, power and lighting and leads to:-

REAR STORAGE AREA 8' 10" x 8' 8" (2.69m x 2.64m) Having central heating boiler, door leading out to the side.

OPEN PLAN KITCHEN DINING BREAKFAST AREA 10' 6" x 23' 7" (3.2m x 7.19m) Having wood effect flooring, bi-fold doors to the rear, two double glazed windows to rear, sink with mixer tap, integrated oven, microwave, dish washer, five ring gas hob, extractor over, breakfast bar area with lighting, a range of wall and base units and work surfaces, spotlighting.

UTILITY With plumbing for washing machine and tumble dryer, base units, double glazed door leading out to the garden and central heating radiator.

SPACIOUS LOUNGE 17' 5" x 11' 11" (5.31m x 3.63m) Double glazed bay window to front, central heating radiator, double doors leading into:-

SECOND RECEPTION ROOM 10' 6" x 9' 9" (3.2m x 2.97m) Could be used as an office or separate formal dining room, central heating radiator, double doors leading to the garden.

PRIVATE GARDEN Landscaped with garden shed, being private to the rear, lawned area, shrub and plant borders, outdoor electrics and lighting, side gated access and Indian slate style patio.

FIRST FLOOR LANDING The property originally had four bedrooms but the third and fourth bedrooms have been made into one.

BEDROOM THREE 9' 7" x 14' 6" (2.92m x 4.42m) Two double glazed windows to rear, two central heating radiators.

BEDROOM TWO 11' 11" x 10' 3" (3.63m x 3.12m) Having double glazed window to rear, central heating radiator.

BEDROOM ONE 12' 7" x 11' 7" (3.84m x 3.53m) Having double glazed window to front, central heating radiator, fitted wardrobes.

EN SUITE 6' 3" x 5' 3" (1.91m x 1.6m) Having double walk-in shower, ceramic tiling to walls, feature sink with mixer tap, low level wc, mixer shower, double glazed window to front.

FAMILY BATHROOM 6' 4" x 7' 7" (1.93m x 2.31m) Bath with mixer shower over, glazed screen, tiled walls, wash hand basin with vanity underneath, double glazed window to rear, low level wc and wood effect flooring.

Council Tax Band F - Tamworth Borough Council

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

Mobile coverage for:
EE and Vodafone - Good (outdoor only)
O2 - Variable in-home (good outdoor)
Three - Good in-home and outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5 Mbps.
Broadband Type = Superfast Highest available download speed 138 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Virgin Media, 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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WANT TO SELL YOUR OWN PROPERTY?
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