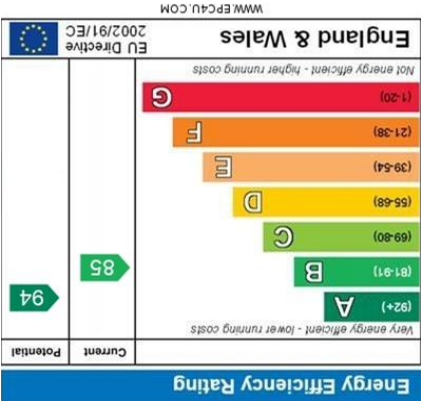


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Tamworth | 01827 68444 (option 1)



- Deceptively Spacious Family Home
- Two Reception Rooms
- Large Kitchen, Dining, Family Room with Garden Access
- Spacious Utility Room With Generous Storage
- Master Bedroom with En Suite Shower Room



Bellingham Grove, Coton Green, Tamworth, B79 8FL

£400,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

An attractive and well maintained family home with five bedrooms having a great deal to offer in terms of space and finish throughout.

TO THE FRONT Having a drive for two cars and electric charging point, rear access via gate.

SPACIOUS HALLWAY Featuring Amtico flooring, vertical mirrored radiator and doors leading to:-

LOUNGE 15' 4" x 10' 2" (4.67m x 3.1m) Having double glazed window to front and radiator.

RECEPTION ROOM 2 / PLAY ROOM 9' 7" x 9' 10" (2.92m x 3m) Currently being used as a play room and benefits from having double glazed window to front and radiator.

LARGE UTILITY ROOM 9' 7" x 9' 9" (2.92m x 2.97m) With Amtico flooring, offering a large amount of storage with floor to ceiling built in units to one side, sink drainer with units below, space for washing machine, space for fridge freezer. Door providing access to side of property.

GUEST CLOAKROOM Having Amtico flooring, WC and sink with tiled splashback.

SPCAIOUS KITCHEN/DINER/FAMILY ROOM 9' 11" x 28' 0" (3.02m x 8.53m) Having Amtico flooring, two sets of patio doors to rear garden, a range of wall and base units, built in oven, gas hob with extractor over, sink drainer and several integrated appliances to include; fridge freezer, dishwasher and integrated bin.

FIRST FLOOR LANDING Having access to loft via loft ladder and doors leading to:-

BEDROOM ONE 9' 8" x 12' 11" (2.95m x 3.94m) With built in sliding wardrobes, useful storage cupboard, window to front, radiator and door to:-

ENSUITE SHOWER ROOM Having double shower, partly tiled, sink, WC, heated towel rail and window to front.

BEDROOM TWO 13' 2" x 10' 2" (4.01m x 3.1m) Having window to front and radiator.

BEDROOM THREE 12' 2" x 9' 9" (3.71m x 2.97m) Having window to rear and radiator.

BEDROOM FOUR 11' 1" x 10' 6" (3.38m x 3.2m) Having window to rear and radiator.

BEDROOM FIVE/STUDY 7' 8" x 7' 2" (2.34m x 2.18m) Having window to rear and radiator.

FAMILY BATHROOM Tiled family bathroom having a bath with shower over, sink, low level w.c and heated towel rail

REAR GARDEN Mainly laid to lawn with paved patio and gated access to front.

Council Tax Band E - 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 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available

upload speed 19 Mbps.

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

Networks in your area:- FibreNest, 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?

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