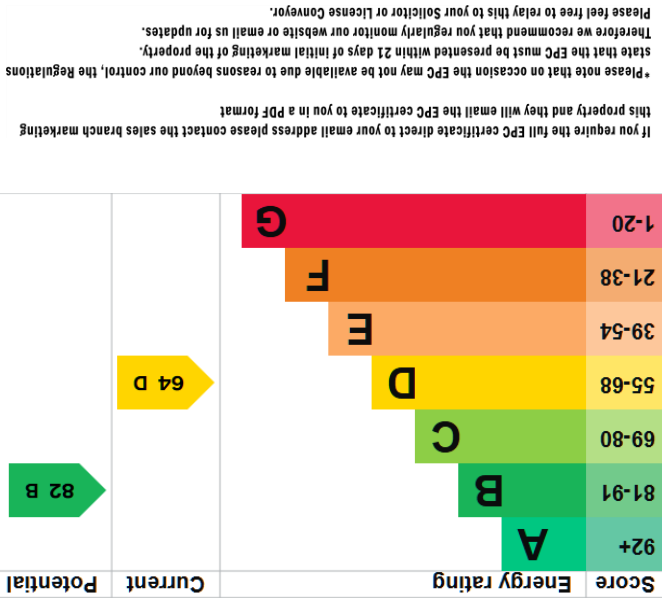


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Tamworth | 01827 68444 (option 1)



- GAMES ROOM / BAR IN REAR GARDEN
- HIGH QUALITY STANDARD OF FINISH THROUGHOUT
- BATHROOM & SHOWER ROOM
- AMPLE OFF ROAD PARKING
- LARGE REAR RECEPTION ROOM



Tamworth Road, Kettlebrook, Tamworth, B77 1BT

Offers Over £400,000





## Property Description

This detached home with four bedrooms and is set back off the road with a tarmacadam driveway offering parking for several cars. There is access to the rear garden from either side of the property. The rear garden is a beautifully landscaped whilst being low maintenance and is home to a purpose built cabin currently used as a games room and bar, but this multi purpose bonus room could be used in many different ways including a great sized office space.

Internally, the property comprises:

**HALLWAY** Featuring solid oak doors leading to a garage, a guest wc, under stairs storage cupboard, kitchen and a further door leading to snug / dining area to the rear of the kitchen.

**GARAGE** 16' 7" x 8' 0" (5.05m x 2.44m) Houses the central heating boiler, space and plumbing for white goods. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GUEST CLOAKROOM** Part tiled with wc and vanity sink unit.

**BEAUTIFULLY RENOVATED AND RECENTLY MODERNISED KITCHEN** 29' 1" x 7' 5" (8.86m x 2.26m) There are several wall and base units with Quartz counter tops and glass splash backs, bay window to front, double oven, gas hob with extractor above, integrated dishwasher and space for an American style fridge/freezer. The kitchen also has access to a side passage accessing the rear garden.

From the kitchen open plan into;-

**DINING AND SNUG AREA** 11' 0" x 19' 4" (3.35m x 5.89m) Featuring windows to both sides of the property and a radiator.

**LOUNGE** 19' 8" x 19' 6" (6m x 5.94m) To the rear of the property is a beautifully sized lounge featuring bi-fold doors leading out to the rear garden, built-in storage with shelves above, pendant and wall lights and a feature built-in fire.

**FIRST FLOOR LANDING** Access to the loft via pull down loft ladder.

**MASTER BEDROOM** 16' 2" x 15' 2" (4.93m x 4.62m) Beautifully sized room, with a window to the rear with radiator beneath and solid oak doors leading into a walk-in wardrobe.

**BATHROOM ONE** 9' 3" x 5' 10" (2.82m x 1.78m) Modernised recently with large tiled walls and floor, heated towel rail, wc, sink with vanity beneath and oversized double shower.

**BATHROOM TWO** 8' 6" x 6' 5" (2.59m x 1.96m) Having wc, heated towel rail and bath, sink with vanity unit.

**BEDROOM TWO** 10' 10" x 10' 0" (3.3m x 3.05m) Built-in wardrobes, window to the front and a radiator beneath.

**BEDROOM THREE** 12' 3" x 11' 3" (3.73m x 3.43m) With free standing wardrobes which are to remain along with side tables, window to side and radiator.

**BEDROOM FOUR** 10' 1" x 8' 3" (3.07m x 2.51m) Space for three quarter size bed, window to the front and radiator.

Council Tax Band D - 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 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000Mbps.  
Networks in your area:- Virgin Media, Lightspeed Broadband, Openreach

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

\*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.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444