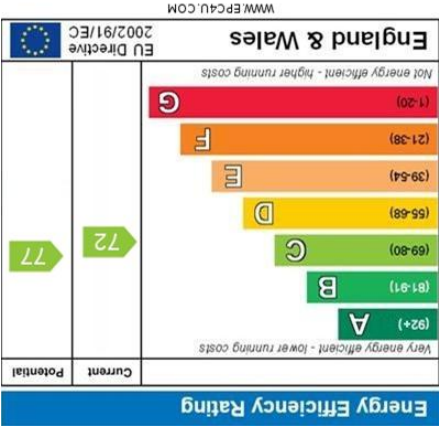


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FOUR BEDROOMS
- EN SUITE
- FAMILY BATHROOM
- GUEST WC
- LARGE DRIVEWAY
- SPACIOUS LOUNGE



Cleeve, Abbotsgate, Tamworth, B77 2QD

£400,000



Property Description

A beautifully presented four bedroom detached.

Approach via block paved driveway and front door into:-

SPACIOUS HALLWAY With stairs leading to the first floor.

GUEST WC With low level wc, wash hand basin and double glazed window to front.

LOUNGE 17' x 10' 4" (5.18m x 3.15m) Having feature fireplace, double glazed box window to front, laminate flooring, central heating radiator.

KITCHEN 9' 6" x 14' 11" (2.9m x 4.55m) With a range of wall and base units, work surfaces, double oven, gas hob, extractor over, integrated dishwasher, sink with mixer taps, spotlighting, double glazed window to rear, double glazed door leading to garden, space for American style fridge/freezer, feature radiator, tiled flooring, access to dining room.

DINING ROOM 9' 7" x 10' 3" (2.92m x 3.12m) Having double doors leading to the lounge, door leading to conservatory, laminate flooring, central heating radiator.

CONSERVATORY 11' 5" x 11' 6" (3.48m x 3.51m) Double glazed and half brick built with double doors leading to the garden with laminate flooring.

FIRST FLOOR LANDING Airing cupboard and doors to bedrooms and bathroom.

BEDROOM ONE 18' 6" x 8' 2" (5.64m x 2.49m) Double glazed window to front, central heating radiator.

EN SUITE 6' x 8' 1" (1.83m x 2.46m) With double walk-in shower, heated towel rail, double glazed window to rear, tiled walls, luxury vinyl flooring, pedestal was hand basin.

FAMILY BATHROOM 6' 1" x 7' 2" (1.85m x 2.18m) With panelled bath, low level wc, wash hand basin, tiled walls, LVT flooring, double glazed window to rear, shower over bath and heated towel rail.

BEDROOM THREE 9' 2" x 9' 6" (2.79m x 2.9m) Double glazed window to rear, central heating radiator.

BEDROOM TWO 12' 11" x 9' 11" (3.94m x 3.02m) With double glazed window to front, wardrobes, central heating radiator.

BEDROOM FOUR 7' 3" x 7' 1" (2.21m x 2.16m) Double glazed window to front, central heating radiator.

REAR GARDEN With side gated access, paved patio area, lawned area.

GARAGE 17' 3" x 7' 10" (5.26m x 2.39m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Tamworth

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

Mobile coverage for:

EE - Good outdoor, variable in-home

O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 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 2000 Mbps.

Networks in your area:- Lightspeed Broadband, Virgin Media, 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

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