

Tamworth | 01827 68444 (option 1)



- THREE BEDROOM BUNGALOW
- HOPWAS VILLAGE
- PRIVATE ROAD
- CANAL MOORINGS
- STUNNING LOCATION
- LOG BURNER

Nursery Lane, Hopwas, Tamworth, B78 3AS

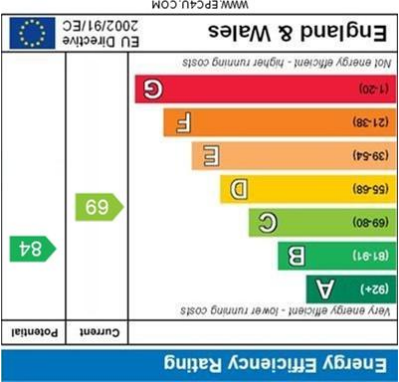
£580,000

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.







## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

A well presented three bedroom detached bungalow with canal moorings and open aspect to the fore, situated in the stunning village of Hopwas on a private driveway and must be viewed to be appreciated.

Approach the property via the electric gated access onto the private road which leads to the property .

ENCLOSED PORCH Front door into:-

HALLWAY With doors off to:-

SPACIOUS LOUNGE 20' 2" x 11' 11" (6.15m x 3.63m) With open fireplace, wood effect flooring, double glazed windows to side and front.

KITCHEN DINER 19' 0" x 14' 6" (5.79m x 4.42m) With bi-fold doors leading to the garden, door leading out to the side, with a range of wall and base units and work surfaces, integrated dishwasher, hob, oven and fridge, log burner, windows to side and wood effect flooring.

SHOWER ROOM 8' 0" x 5' 11" (2.44m x 1.8m) With double shower, low level wc, wash hand basin with vanity, mixer shower over, double glazed window to rear and wood effect flooring.

BEDROOM ONE 11' 7" x 10' 0" (3.53m x 3.05m) Double glazed window to front, central heating radiator.

BEDROOM TWO 7' 11" x 9' 10" (2.41m x 3m) With wardrobes, double glazed window to rear and central heating radiator.

BEDROOM THREE 8' 3" x 6' 6" (2.51m x 1.98m) Double glazed window to front and central heating radiator.

OUTSIDE To the rear is a paved patio area, lawned area, to the fore is an extensive lawned area leading to the canal which has moorings available for a canal boat.

Council Tax Band D - Lichfield

Predicted mobile phone coverage and broadband services at the property .

Mobile coverage for:

EE, O2, Three and Vodafone - Good 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 75 Mbps.

Highest available upload speed 19 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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.

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WANT TO SELL YOUR OWN PROPERTY?

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