

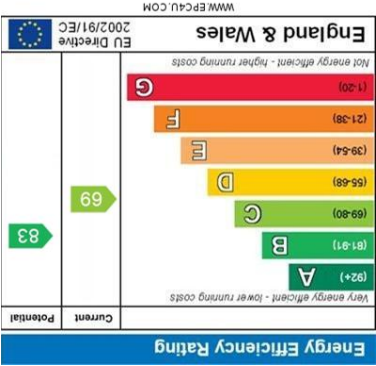
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- THREE BEDROOM DETACHED
- BEAUTIFULLY PRESENTED
- DRIVEWAY
- GARAGE
- KITCHEN DINER
- CONSERVATORY



Swindale, Wilnecote, Tamworth, B77 4LD | Asking Price Of £280,000





## Property Description

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

A beautifully presented three bedroom detached family home with block paved driveway, double doors into:-

ENCLOSED PORCH Further door into:-

HALLWAY With stairs leading to the first floor.

LOUNGE 16' 9" x 11' 2" (5.11m x 3.4m) Double glazed bay window to front, central heating radiator, feature fireplace, wood effect flooring and doors leading to:-

KITCHEN DINER 10' 11" x 16' 1" (3.33m x 4.9m) Having wall and base units with work surfaces, oven with hob and extractor, spotlighting, double glazed window to rear, wood effect flooring, door leading to garage and double doors leading to:-

CONSERVATORY 8' 5" x 12' 10" (2.57m x 3.91m) Half brick built with wood effect flooring, double doors leading to the garden.

GARDEN Paved patio and lawned area, shrub and plant borders.

GARAGE 18' 9" x 8' 1" (5.72m x 2.46m) Having roller shutter door, electric and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

UTILITY ROOM 6' 10" x 7' (2.08m x 2.13m) With double glazed door leading to garden and plumbing for washing machine.

FIRST FLOOR LANDING Having double glazed window to side.

BEDROOM ONE 9' 10" x 14' 3" (3m x 4.34m) Double glazed windows to front, central heating radiator and double wardrobe.

BEDROOM TWO 8' 9" x 9' 1" (2.67m x 2.77m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 8' 8" x 7' (2.64m x 2.13m) Double glazed window to rear and central heating radiator.

SHOWER ROOM 6' 2" x 7' 1" (1.88m x 2.16m) With double shower, glazed screen, fully tiled walls, low level wc, double glazed window to side, pedestal wash hand basin.

Council Tax Band C - Tamworth

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

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

Broadband coverage:  
Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.3 Mbps.  
Broadband Type = Superfast Highest available download speed 78 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:- Openreach, Virgin Media, 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?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

AGENTS NOTE Open-cell spray foam has been installed in the roof space of this home by a Stroma-certified installer. We hold a certificate on file, and if you would like a copy, please inform us. We recommend checking with your mortgage lender to determine if this insulation meets their lending criteria.