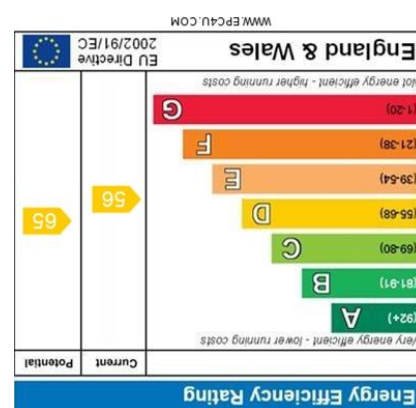


Please note that on occasions the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyancer.



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- 
- A large, detached brick house with a steep gabled roof. The roof is covered in dark brown tiles and features two small, square skylights. A red brick chimney is visible on the roofline. The front facade is made of red brick and includes a large set of white-framed glass doors and windows. To the right of the main house is a white garage with a brick base. The house is surrounded by a well-maintained green lawn, with several large, dark rocks placed along the front edge. Mature trees are visible in the background, and a clear blue sky is above the house.

£650,000





## Property Description

Firtrees is a stunning corner plot situated in the lovely village of Elford.

Approached via the large driveway, extensive fore garden and front door into:-

ENCLOSED PORCH With further door into:-

HALLWAY Having spiral staircase leading to first floor and doors off to two bedrooms.

BEDROOM TWO 9' 0" x 10' 9" (2.74m x 3.28m) With double glazed window to side and radiator.

BEDROOM ONE 12' 8" x 12' 10" (3.86m x 3.91m) Having double glazed windows to side and rear, fitted wardrobes and radiator.

SPACIOUS LOUNGE 21' 2" x 17' 2" (6.45m x 5.23m) Having open fire, double glazed windows to rear and opening through to:-

DINING ROOM 12' 8" x 8' 4" (3.86m x 2.54m) With double glazed window to front and radiator and door leading to:-

INNER HALLWAY Having door leading out to front, tiled flooring, further door into spacious cupboard.

KITCHEN 11' 5" x 8' 7" (3.48m x 2.62m) With wall and base units, work surfaces, oven, hob, extractor, integrated fridge, sink with mixer tap, dishwasher and double glazed window to rear.

ORANGERY 15' 2" x 9' 2" (4.62m x 2.79m) With double glazed windows to side, bi-fold door, roof lantern, tiled flooring and feature door to lounge.

GARAGE 18' 4" x 19' 1" (5.59m x 5.82m) Having electric up and over door, power and light and gardeners WC. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

SHOWER ROOM With double glazed window to front, double walk in shower and glazed screen, low level WC, wash hand basin and tiled walls and flooring.

REAR GARDEN Having paved patio area, lawned area, shrub and plant borders, log store and side gated access.

### FIRST FLOOR

BEDROOM 17' 2" x 9' 7" (5.23m x 2.92m) Having velux windows and double glazed window to side, fitted wardrobes and radiator.

ENSUITE With walk in shower, low level WC, wash hand basin and double glazed window to front.

Council Tax Band G Lichfield District Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE, Three - Good outdoor  
O2, Vodafone - Variable outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.5Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

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.

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