

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



LEGAL READY

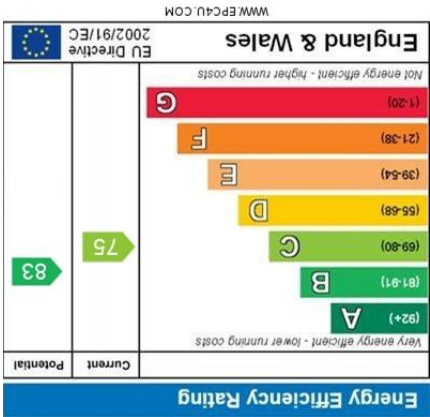
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- EXTENDED FOUR BEDROOM DETACHED
- OPEN ASPECT TO FRONT
- STUNNING THROUGHOUT
- OPEN PLAN KITCHEN LOUNGE DINER
- LANDSCAPED REAR GARDEN

Oxbridge Way, Tamworth, B79 7YL

£470,000



Property Description

A beautiful presented, extended four bedroom detached property with stunning open aspect to the front, easy access to Tamworth town centre, prime location for schools, must be viewed to be appreciated.
Approach the property via the driveway which has canopied entrance porch and front door into:-

HALLWAY Having feature radiator, door leading to the garage and doors off to the office, guest wc, kitchen and lounge, high quality LVT wood effect flooring, door into dining room/snug/office.

DINING ROOM/SNUG/OFFICE 10' 2" x 9' 9" (3.1m x 2.97m) With central heating radiator, double glazed window to front and luxury vinyl wood effect flooring.

GUEST WC 8' 3" x 3' 5" (2.51m x 1.04m) With beautiful wood effect luxury vinyl flooring, low level wc, wash hand basin with vanity underneath, double glazed window to side and central heating radiator.

BREAKFAST KITCHEN 8' 6" x 6' 3" (2.59m x 1.91m) Open to family dining area, having two double glazed windows to side, tiled splash backs, luxury wood effect vinyl flooring, a range of high gloss modern wall and base units with black granite work surfaces, a space for a range cooker, spotlighting to ceiling and skirt lighting, breakfast bar area, feature radiator, integrated dishwasher

FAMILY/DINING AREA 24' 0" x 9' 7" (7.32m x 2.92m) Having double glazed bi-fold door, wood effect luxury vinyl flooring, spotlighting to the ceiling, open to the lounge area.

LOUNGE AREA 15' 5" x 13' 5" (4.7m x 4.09m) Having wood effect luxury vinyl flooring, two feature radiators and leads back to the hallway.

FIRST FLOOR LANDING Having solid wood flooring, doors off to bedrooms and bathroom.

BEDROOM ONE 12' 5" x 13' 3" (3.78m x 4.04m) Solid wood flooring and central heating radiator, double glazed window to front, fitted wardrobes.

EN SUITE 5' 1" x 5' 6" (1.55m x 1.68m) With glazed shower cubicle and mixer shower, low level wc, double glazed window to front, wash hand basin with vanity underneath, fully tiled walls and spotlighting.

BEDROOM TWO 8' 11" x 21' 0" (2.72m x 6.4m) With fitted wardrobes, spotlighting, double glazed window to rear and central heating radiator.

FAMILY BATHROOM 5' 7" x 7' 6" (1.7m x 2.29m) Being recently refitted with p-shaped bath with shower over, wash hand basin with vanity underneath, tiled walls, spotlighting and feature radiator.

BEDROOM THREE 10' 7" x 19' 2" (3.23m x 5.84m) Having double glazed window to rear, central heating radiator and fitted wardrobes.

BEDROOM FOUR 8' 1" x 11' 1" (2.46m x 3.38m) Solid wood flooring, double wardrobe, double glazed window to front

GARAGE 8' 1" x 16' 4" (2.46m x 4.98m) With an electric roller shutter door, central heating boiler, plumbing for washing machine.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Landscaped rear garden having two sides accesses, paved patio area, lawned area and area for socialising currently housing a hot tub which is with separate negotiation.

Council Tax Band E - Tamworth

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 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:- 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