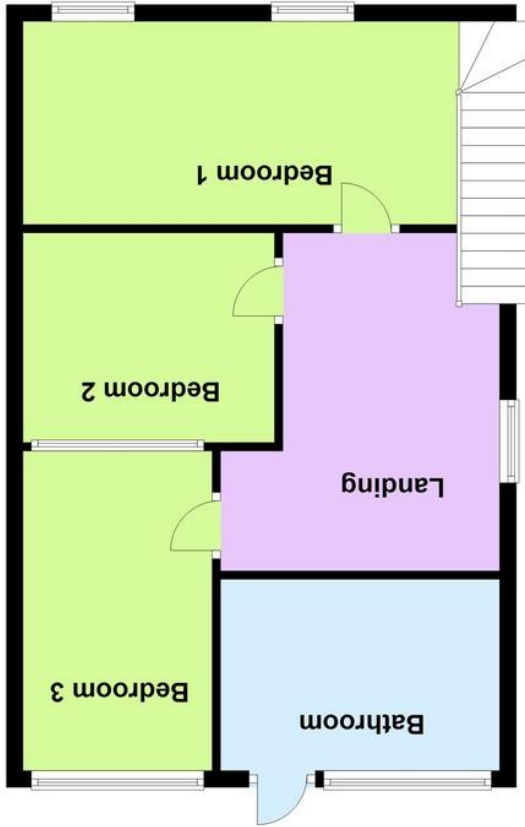
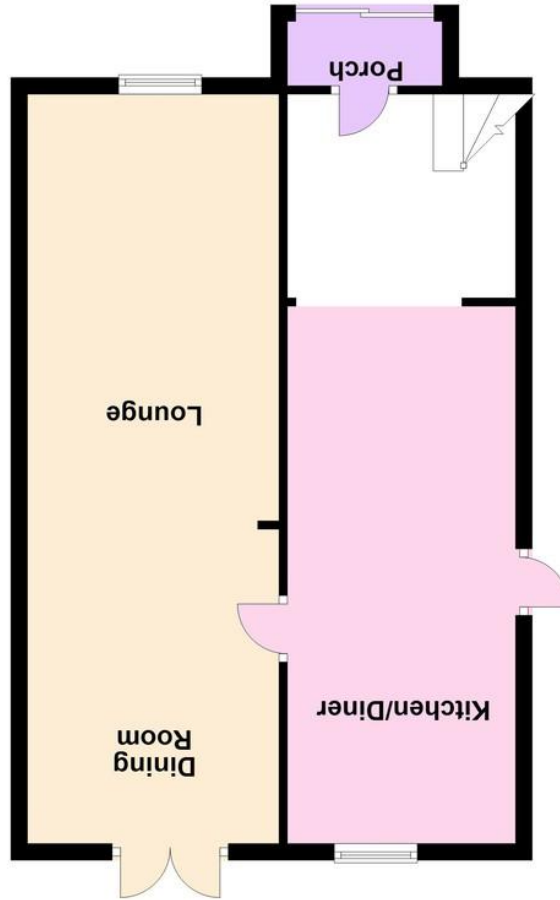


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1148.0 sq. feet



First Floor  
 Approx. 558.5 sq. feet



Ground Floor  
 Approx. 589.5 sq. feet

### LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84 B	74 C

Tamworth | 01827 68444 (option 1)



- TWO STOREY EXTENSION
- THREE DOUBLE BEDROOMS
- OPEN PLAN
- THROUGH LOUNGE DINER
- EXTENDED KITCHEN DINER
- LANDING WITH OFFICE SPACE

Arden Road, Hockley, Tamworth, B77 5JE

£230,000



## Property Description

Arden Road is an extended three bedroom semi detached home set in a prime cul-de-sac location in Hockley with excellent school catchments and transport links into town. Must be viewed to be fully appreciated.

Approach the property via a block paved area and sliding doors into:-

ENCLOSED PORCH With further door into:-

HALLWAY Leading to:-

**BREAKFAST KITCHEN** 24' 4" x 8' 11" (7.43m x 2.73m) Having tiled flooring, windows to side and rear, space for American style fridge/freezer, storage cupboard, a range of wall and base moderns units with work surfaces, stainless steel sink, plumbing for washing machine, extractor, hob and oven.

**LOUNGE/DINER** 32' 5" x 10' 2" (9.9m x 3.12m) With double doors leading out to the garden and double glazed window to front, feature fireplace and central heating radiator.

FIRST FLOOR

**LANDING** Is a spacious area and having double glazed window to side and doors off to bedrooms and bathroom.

**BEDROOM ONE** 15' 2" x 8' 7" (4.63m x 2.64m) With two double glazed windows to front, central heating radiator and useful storage cupboard.

**BEDROOM TWO** 10' 6" x 9' 8" (3.22m x 2.95m) With double glazed window to rear and central heating radiator.

**BEDROOM THREE** 9' 3" x 7' 9" (2.82m x 2.37m) Having double glazed window to rear and central heating radiator.

**FAMILY BATHROOM** Having panelled bath, tiled walls, double glazed window to rear, separate shower cubicle with electric shower, stainless steel towel rail, low level WC and pedestal wash hand basin.

**REAR GARDEN** Is of a good size with three storage sheds, lawned area and shrub and plant borders.

Council Tax Band A Tamworth Borough Council

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

Mobile coverage - voice likely available for EE, limited for Three, O2 and Vodafone and data likely available for EE and limited for Three and O2

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 91 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - 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.

**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