

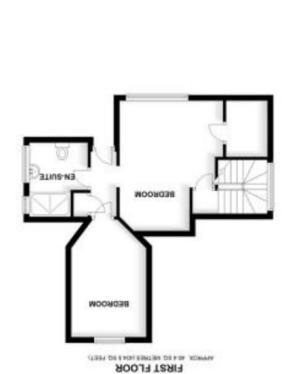




NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

TOTAL AREA. APPROX. 185.7 SQ, METRES (1999.2 SQ, FEET)
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The Scorplan as push only and should be taken as an ituatistion only. The measurements, containing the majoration of the property.

Plan produced using Planub.





In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

"How does this help me?"

PECAL READY

*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.

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



Tamworth | 01827 68444 (option 1)







- VILLAGE LOCATON
- BEAUTIFUL VIEWS
- LARGE DRIVEWAY
- •DOUBLE GARAGE
- •SPACIOUS HALLWAY
- •THREE BEDROOMS





















Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVA L***

Offering this outstanding three bedroom detached home occupying a village location.

The property has oil central heating, double glazing, double garage and offers a delightful choice of accommodation which needs to be viewed.

The accommodation comprises in more detail:

RECEPTION PORCH Having double glazed double opening leaded doors with external down lighters above and reception area.

SPACIOUS THROUGH HALLWAY Having glazed door, side window, two radiators, laminate flooring, \cos ing surround, stairs leading off and under stairs storage

BEDROOM $10'\,10''\,x\,11'(3.3m\,x\,3.35m)$ Having double glazed bow window, radiator and coving.

BEDROOM 13' 0" \times 9' 10" (3.96m \times 3m) Having double glazed bow window, radiator and coving

REFITTED BATHROOM Having white suite comprising of corner spa bath, w.c., wash basin set invanity cupboard, two double glazed windows, half tiled walls, feature archway, down lighters, radiator and tiled flooring.

LOUNGE 18' 9" \times 14' (5.72m \times 4.27m) Having large picture window with good aspects over garden, double opening side doors to garden room, two arched recesses, two radiators, coving surround to ceiling, wall light points and feature fireplace.

SITTING, GARDEN ROOM 17' 3" x 8' 6" (5.26m x 2.59m) Having part vaulted double glazed ceiling, wall light points, radiator and walk in bay with double glazed patio doors and double glazed side windows. Steps down to:

LO WER LEVEL BREAKFAST KITCHEN 14' 6" x 10' 6" (4.42m x 3.2m) Having stainless steel sink unit, base under, corner base, double base, single base with drawers, built in shelving, low level oven and hob with extractor fan, range of wall units comprising of double and single, work surfaces, ceramic tiling, black enamel Rayburn oil fired appliance, double glazed window to the rear, double radiator and wall light points.

UTILITY ROOM 10'8" x 13'3" (3.25m x 4.04m) Having door to garage, side double glazed door and window, double base, single base, dresser style double wall unit with glazed doors and drawers inset, work surfaces and tiled floor.

TO THE FIRST FLOOR

LANDING Having double glazed window over staircase.

BEDROOM 15' 3" \times 12' 2" max (4.65m \times 3.71m) Having double glazed raised window, double radiator, walk in wardrobe/store.

LO BBY Having door to roof storage area and airing cupboard.

SHOWER ROOM Having double sized shower, w.c., wash basin, full œramic tiling, tiled flooring, double radiator, double glazed window and down lighter to œilling.

WA LK IN STORE/SITTING ROOM 14' \times 9' (4.27m \times 2.74m) Having double glazed window, low level ceiling and down lighters inset. (Please note this room has limited use due to its low level ceiling).

TO THE EXTERIOR The property has delightful front gardens with block paved driveway offering more than ample parking, lawns, borders, shrubs and trees and gated access to the side.

GARAGE 26' \times 14' (7.92m \times 4.27m) Having up and over door, door to utility, light and power points and raised loft area with pull down loft ladders. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the rear of the property is timber decking, steps down to lower level lawn, attractive electronically operated awning above, paved area, lawns, borders, shrubs and trees with the gardens needing to be viewed to be fully appreciated.

 $Council Tax\, Band\, D\, -\, Lichfield\, D\, istrict\, Council$

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Mobile coverage - voice available for O2 and Vodafone.

Broadband coverage:

Broadband Type = Standard. Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast. Highest available download speed $80\,\mathrm{Mbps}$. Highest available upbad speed $20\,\mathrm{Mbps}$.

Networks in your area – Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENUR

The Agent understands that the property is freehold. Howeverwe 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 PDE format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444