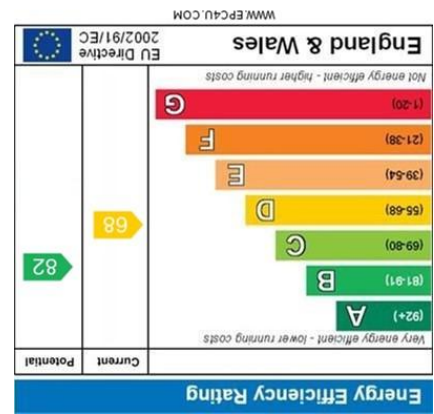


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- RARE OPPORTUNITY TO ACQUIRE
- THREE DOUBLE BEDROOMS
- DETACHED BUNGALOW
- PRIME LOCATION
- FULLY REFURBISHED
- WOW HALLWAY

Cale Close, Tamworth, B77 1DB

£465,000

Property Description

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

Rare opportunity to acquire this individually built detached dormer bungalow. Being refurbished throughout to a high standard. Prime sought after location set in a quiet cul de sac in 'old Kettlebrook' which borders Two Gates and Dosthill.

Approached via the block paved driveway which has parking for multiple vehicles and outdoor lighting, front door into spacious hallway.

HALLWAY With oak and glass staircase, under stairs pull out storage, vaulted ceiling with exposed beams, double glazed window to rear, oak effect flooring and central heating radiator and spotlighting.

BATHROOM Having double glazed window to side, low level wc, wash hand basin with vanity storage underneath, spotlighting to the ceiling on a dimmer switch, Porcelain tiling to floor and feature Contrast tiled wall, heated towel rail, free-standing bath with free-standing mixer tap with shower attachment.

OPEN PLAN KITCHEN 17' x 14' 3" (5.18m x 4.34m) Having double glazed stable door leading to the garden and double glazed window to rear, a range of high gloss wall and base units and central island housing the electric fan oven, work surfaces incorporating a black composite one and a half sink and drainer with instant hot water tap over and induction hob, integrated dishwasher, integrated full length fridge, spotlighting to ceiling, door leading to utility and open to the family room and having oak effect flooring.

FAMILY ROOM 12' 1" x 16' 7" (3.68m x 5.05m) Having bi-fold doors leading onto the garden, oak effect flooring with feature window, central heating radiator and spotlighting.

UTILITY ROOM 5' 7" x 10' 5" (1.7m x 3.18m) Having a range of wall and base units with stainless steel sink, plumbing for washing machine, space for tumble dryer, having stable door to rear and stable door to front and door leading to guest wc, central heating stainless steel ladder towel rail.

GUEST WC Having low level wc.

LOUNGE DINER 15' 4" x 21' 5" (4.67m x 6.53m) Having double glazed window to front, working open fireplace, feature window and central heating radiator.

BEDROOM ONE 10' x 11' 11" (3.05m x 3.63m) Having double glazed window to front with central heating radiator and bedside lighting, open to dressing room en suite.

DRESSING ROOM EN SUITE 10' 2" x 10' 9" (3.1m x 3.28m) With dressing area, luxury vinyl floor, spotlighting, Metro Brick style tiled walls and double glazed window to side, closed couple wc, wash hand basin and work top with under sink storage, walk-in shower with inset shelving and mixer shower, glazed screen.

FIRST FLOOR

BEDROOM TWO 11' 5" x 13' 4" (3.48m x 4.06m) Double glazed window to rear and feature radiator.

EN SUITE 8' 3" x 4' 4" (2.51m x 1.32m) With Quadrant shower cubicle and mixer shower, ceramic tiling, wash hand basin with vanity storage under and low level WC

BEDROOM THREE 11' x 17' max (3.35m x 5.18m) With double glazed window to rear, storage in the eaves, feature radiator and walk-in wardrobe.

DOUBLE GARAGE 38' 7" x 9' (11.76m x 2.74m) With electric up and over door, lighting and power, Additional Units for storage and Work Bench
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The rear garden is south facing with paved patio, lawned area, side access, shrub and plant borders.

Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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 - Openreach, Virgin Media

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

Under the Code of Practice for Residential Estate Agents Green and Company now declare that the vendors of the property are employees of Green and Company, and we now report that fact.

