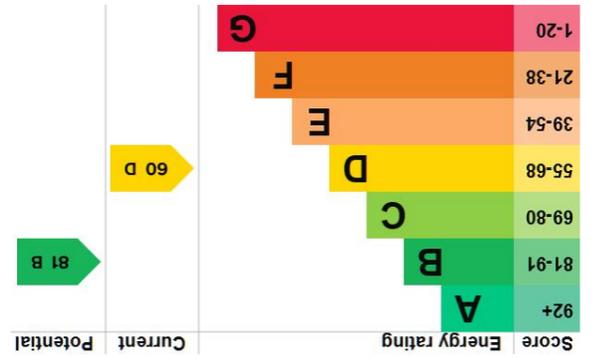


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- AMAZING PLOT
- EXTENSIVE DRIVEWAY
- HALLWAY
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN DINING FAMILY
- UTILITY

Teign, Hockley, Tamworth, B77 5QP

£425,000

## Property Description

Teign is a well presented extended four bedroom detached home in a prime location of Hockley, being close to local amenities and the M42.

Approach via the extensive driveway with front door into:-

ENCLOSED PORCH With double glazed door into:-

HALLWAY With central heating radiator, stairs leading to the first floor, door off to:-

LOUNGE 13' 5" x 16' 2" (4.09m x 4.93m) With double glazed box window to front, central heating radiator and double doors leading to:-

OPEN PLAN KITCHEN/DINER 24' 11" x 11' (7.59m x 3.35m) With three double glazed windows to rear, a range of wall and base units with work surfaces over, sink with mixer tap, fridge/freezer space, central heating radiator, double oven and single oven, dishwasher, integrated microwave, gas hob with extractor over and open to:-

FAMILY ROOM 9' x 14' 9" (2.74m x 4.5m) With double glazed windows to front and side, double glazed patio doors leading to the garden.

UTILITY AREA With door leading to side, door to further utility and door to:-

GUEST WC With low level WC, wash hand basin.

### FIRST FLOOR LANDING

BEDROOM ONE 13' 4" x 9' 9" (4.06m x 2.97m) With double glazed windows to front, central heating radiator, sliding fitted wardrobe and door to:-

ENSUITE With central heating radiator, double glazed window to side, walk in shower with tiling to the walls, mixer shower, spot lighting, pedestal wash hand basin and low level WC.

BEDROOM TWO 13' 5" x 8' (4.09m x 2.44m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 7' 11" x 12' 6" (2.41m x 3.81m) With double glazed window to rear, central heating radiator and walk in wardrobe.

BEDROOM FOUR 6' 11" x 8' 11" (2.11m x 2.72m) With wardrobe, double glazed window to rear and central heating radiator.

REAR GARDEN Is split into two with side access leading to the front, paved patio and lawned area and further side access with secret garden to the front with lawned area and gravelled patio.

BATHROOM Having panel bath with splashback tiling, separate shower cubicle with glazed screen, tiling and mixer shower, double glazed window to side, low level WC, pedestal wash hand basin and spot lighting,

UTILITY ROOM 8' 10" x 9' 10" (2.69m x 3m) This was the original garage. There is plumbing for washing machine, central heating radiator boiler, space for fridge, door leading to storage area which has double opening doors leading to the front.

Council Tax Band E Tamworth Borough Council

Predicated mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 22 Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 16Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50Mbps.  
Networks in your area - Openreach, Virgin Meadia

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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