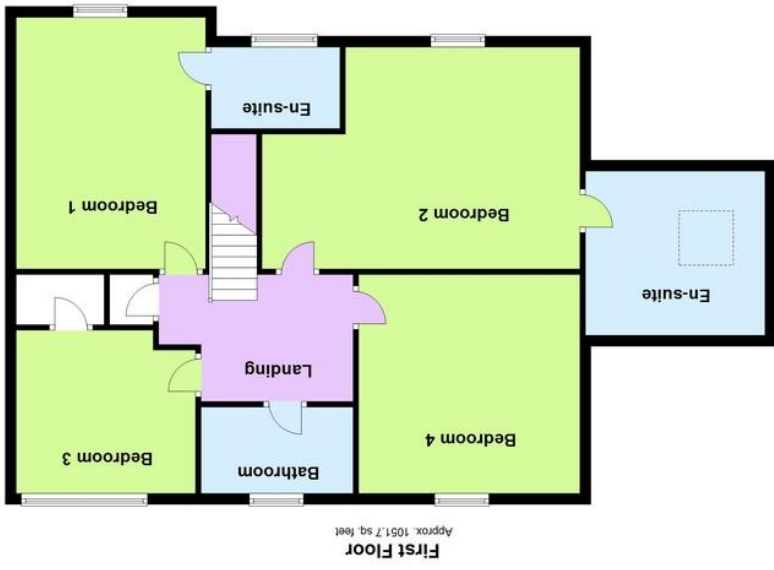
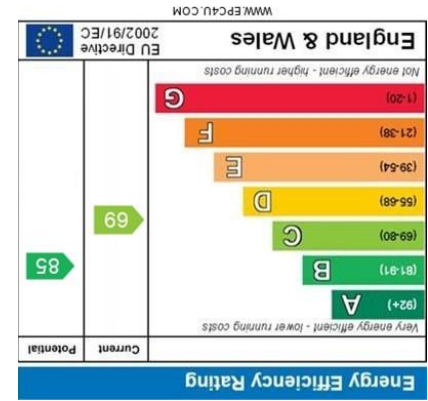


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 2139.5 sq. feet



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)



- POPULAR RIVERSIDE LOCATION
- LARGE DRIVEWAY
- FOUR BEDROOMS
- TWO EN SUITES
- LUXURY BATHROOM
- BESPOKE FITTED KITCHEN DINER

Longleat, Riverside Estate, Tamworth, B79 7US

Offers In Region Of
£500,000

Property Description

An executive well presented four bedroom detached family home with double garage, block paved large driveway, front and rear gardens.

Front door into:-

ENCLOSED PORCH Further door into:-

HALLWAY Doors off to guest wc, dining room and garage.

KITCHEN DINER 9' 2" x 16' 0" (2.8m x 4.9m) Having a range of bespoke wall and base units with quartz work tops, space for range cooker, extractor, breakfast bar area, double glazed stable door leading out to the garden, double glazed window to rear, feature radiator, tiled flooring and spotlighting, access to:-

UTILITY ROOM 4' 6" x 7' 2" (1.39m x 2.2m) Having dishwasher and wall units.

LOUNGE 15' 0" x 18' 0" (4.58m x 5.51m) Having gas feature fireplace, central heating radiator, sliding doors leading to the conservatory and further door to:-

DINING ROOM 11' 6" x 14' 2" (3.51m x 4.34m) Having double glazed box window to the front, central heating radiator, door leading to hallway.

RECENTLY UPDATED CONSERVATORY 8' 4" x 11' 10" (2.56m x 3.62m) Having tile effect flooring, double glazed and brick built, central heating radiator and further electric radiator, double glazed bi-fold sliding doors.

BEDROOM ONE 11' 4" x 14' 3" (3.46m x 4.35m) Having fitted bedroom furniture, feature lighting, double glazed window to front, fitted wardrobes and access to:-

EN SUITE Having been recently refitted with wood effect flooring, towel rail, double walk-in shower with marble tiling, wash hand basin with vanity underneath and double glazed window to front and spotlighting.

BEDROOM TWO 11' 6" x 13' 8" (3.51m x 4.18m) Having double glazed window to front, central heating radiator and door leading to:-

EN SUITE Walk-in shower with glazed screen and electric shower, double glazed window to rear, storage and wash hand basin and low level wc.

BEDROOM THREE 9' 0" x 9' 10" (2.75m x 3m) Double glazed window to rear, central heating radiator and fitted bedroom furniture and fitted wardrobe.

FAMILY BATHROOM Low level wc, double glazed window to rear, pedestal wash hand basin, panelled bath with electric shower over, ceramic tiling to floor and walls.

BEDROOM FOUR 8' 0" x 9' 10" (2.44m x 3m) Double glazed window to rear, fitted wardrobe, laminate flooring.

REAR GARDEN Private with paved patio area, side access, summerhouse, laned area, shrub and plant borders.

DOUBLE GARAGE 16' 0" x 16' 4" (4.9m x 5m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 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

