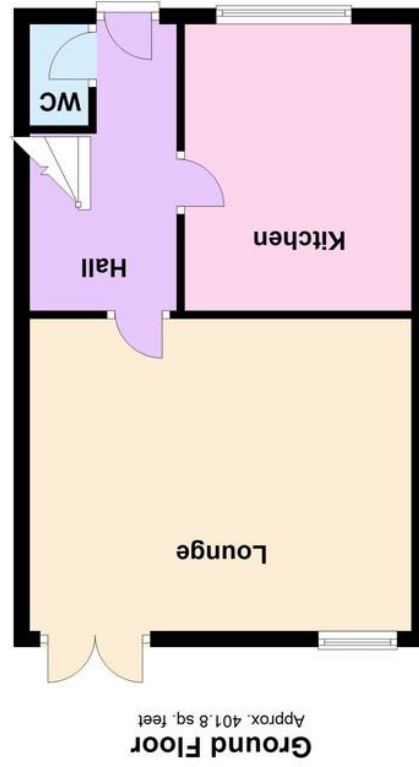
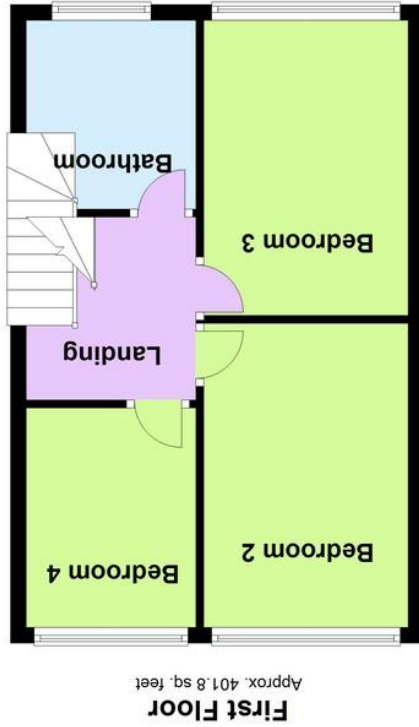
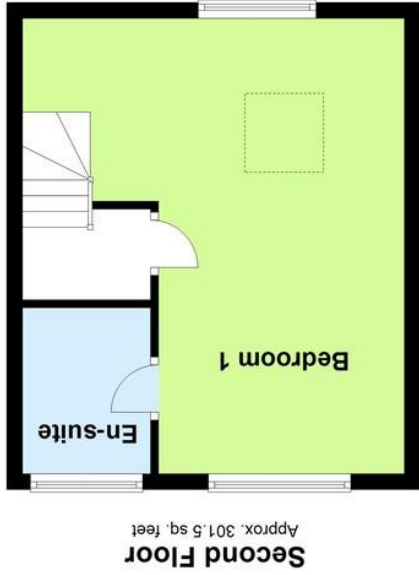
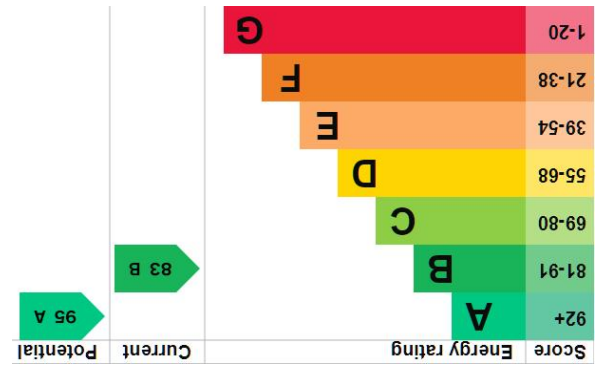


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 1105.1 sq. feet



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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- POPULAR NORTH SIDE LOCATION
- FOUR EXCELLENT SIZED BEDROOMS
- MASTER WITH ENSUITE
- LUXURY BATHROOM
- BREAKFAST KITCHEN

34 Oleander Close, Tamworth, Staffordshire, B79 0ES

£315,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Oleander Close is a four bedroom three storey semi-detached property, set on the new Barley Fields estate prime Northside location with separate garage, front and rear gardens, ensuite to master bedroom, luxury bathroom, guest WC, spacious kitchen/diner, spacious lounge and larger than average rear garden.

Approach the property via path which leads to the front door and door into:-

HALLWAY Having doors to:-

GUEST WC With low level WC and double glazed window to front.

KITCHEN 9' 4" x 11' 9" (2.84m x 3.58m) With a range of wall and base units with work surfaces over, integrated oven and hob, integrated fridge freezer, washer/dryer, sink with mix taps, tiled splash backs, central heating radiator and double glazed window to front.

LOUNGE 13' x 16' 1" (3.96m x 4.9m) With Karndean flooring, double glazed double doors leading to the garden, double glazed window to rear and central heating radiator.

FIRST FLOOR

BEDROOM TWO 12' 9" x 9' 3" (3.89m x 2.82m) With double glazed window to rear and central heating radiator.

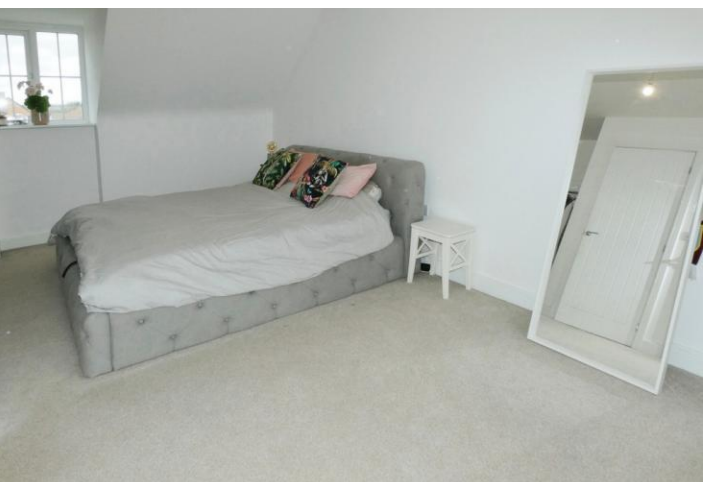
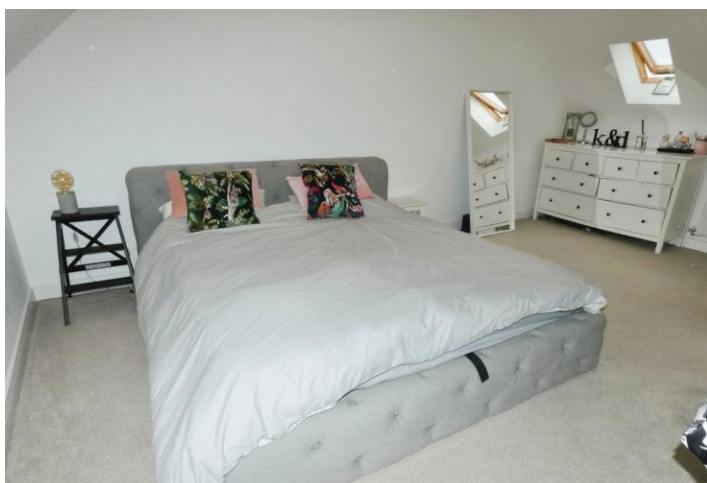
BEDROOM THREE 9' 3" x 12' 4" (2.82m x 3.76m) With double glazed window to front and central heating radiator.

BEDROOM FOUR 9' 4" x 6' 8" (2.84m x 2.03m) With double glazed window to rear and central heating radiator.

FAMILY BATHROOM Having double glazed window to front, pedestal wash hand basin, tiled splash backs, mixer shower and low level WC.

SECOND FLOOR

MASTER BEDROOM Having velux windows, double glazed windows to front and rear, central heating radiator and door to:-



ENSUITE With low level WC, pedestal wash hand basin, shower with glazed screen, mixer shower and tiled splash backs and velux window.

OUTSIDE To the rear is a paved patio, lawed area and side gated access.

Council Tax Band C Tamworth Borough Council

Predicted 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 10 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 16Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

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

