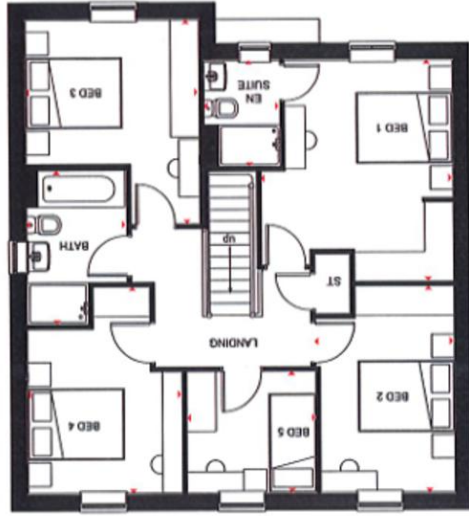


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

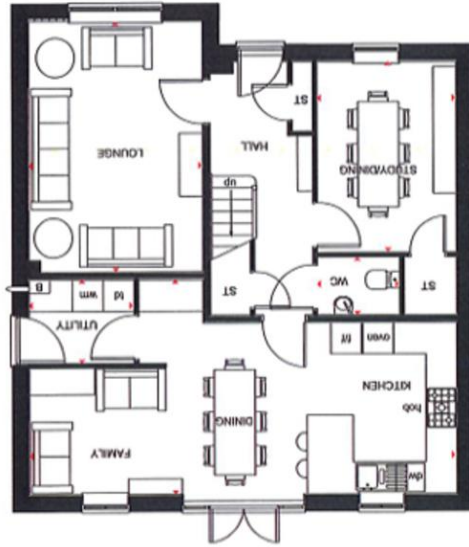
Approximate dimensions

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3750 x 4214mm | 12'4" x 13'10" |
| En suite | 1490 x 2023mm | 4'11" x 6'8" |
| Bedroom 2 | 2713 x 3921mm | 8'11" x 12'10" |
| Bedroom 3 | 3385 x 3898mm | 11'1" x 12'9" |
| Bedroom 4 | 3018 x 3921mm | 9'11" x 12'10" |
| Bedroom 5 | 2523 x 2305mm | 8'3" x 7'7" |
| Bathroom | 1953 x 2931mm | 6'5" x 9'7" |

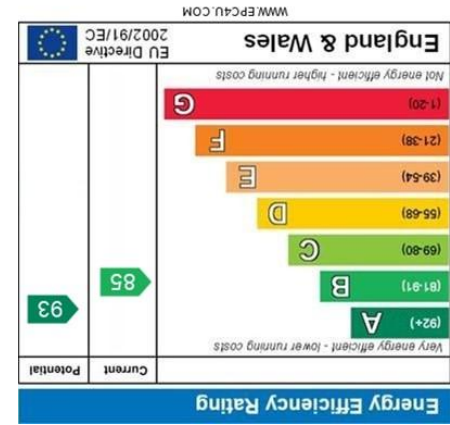


Approximate dimensions

| | | |
|-----------------------|---------------|----------------|
| Lounge | 3385 x 4773mm | 11'1" x 15'8" |
| Kitchen/Dining/Family | 8335 x 4088mm | 27'4" x 13'5" |
| Study/Dining | 2712 x 3627mm | 8'11" x 11'11" |
| Utility | 2039 x 1595mm | 6'8" x 5'3" |
| WC | 1601 x 1101mm | 5'3" x 3'7" |



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



- CANAL SIDE VIEWS
- FIVE DOUBLE BEDROOMS
- STUDY
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- UTILITY

12 Hedley Close, Dunstall Park, Tamworth, B78 3FQ

£500,000



Property Description

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

Spacious family home with large open plan kitchen with family area and access to the gardens as well as space for dining. There is a spacious lounge, study and formal dining room.

To the first floor are five bedrooms, master with en suite and family bathroom.

HALLWAY Having doors off to:-

LOUNGE 11' 1" x 15' 8" (3.38m x 4.78m) Having window to front.

STUDY/DINING 8' 11" x 11' 11" (2.72m x 3.63m) Having window to front and storage cupboard.

GUEST WC 5' 3" x 3' 7" (1.6m x 1.09m) Having low level wc and wash hand basin.

KITCHEN/DINING/FAMILY ROOM 27' 4" x 13' 5" (8.33m x 4.09m) Having two windows to rear, double French doors to rear, having a range of wall and base units, integrated fridge/freezer, oven, hob and dishwasher, sink with drainer, space for dining table and chairs.

UTILITY ROOM 6' 8" x 5' 3" (2.03m x 1.6m) Door leading to side, washing machine and tumble dryer space.

FIRST FLOOR LANDING Having storage cupboard and doors off to:

BEDROOM ONE 12' 4" x 13' 10" (3.76m x 4.22m) Having window to front, built-in wardrobe and door leading to:-

EN SUITE 4' 11" x 6' 8" (1.5m x 2.03m) Having shower cubicle, low level wc, wash basin and window to front.

BEDROOM TWO 8' 11" x 12' 10" (2.72m x 3.91m) Having window to rear and built-in wardrobes.

BEDROOM THREE 11' 1" x 12' 9" (3.38m x 3.89m) Having window to front and built-in wardrobes.

BEDROOM FOUR 9' 11" x 12' 10" (3.02m x 3.91m) Having window to rear, built-in wardrobes.

BEDROOM FIVE 8' 3" x 7' 7" (2.51m x 2.31m) Having window to rear.



FAMILY BATHROOM 6' 5" x 9' 7" (1.96m x 2.92m) Having window to side, shower cubicle, bath, low level wc and wash hand basin.

GARAGE (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 25 Mbps. Highest available upload speed 4 Mbps.

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

Networks in your area - Virgin Media, Openreach

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

