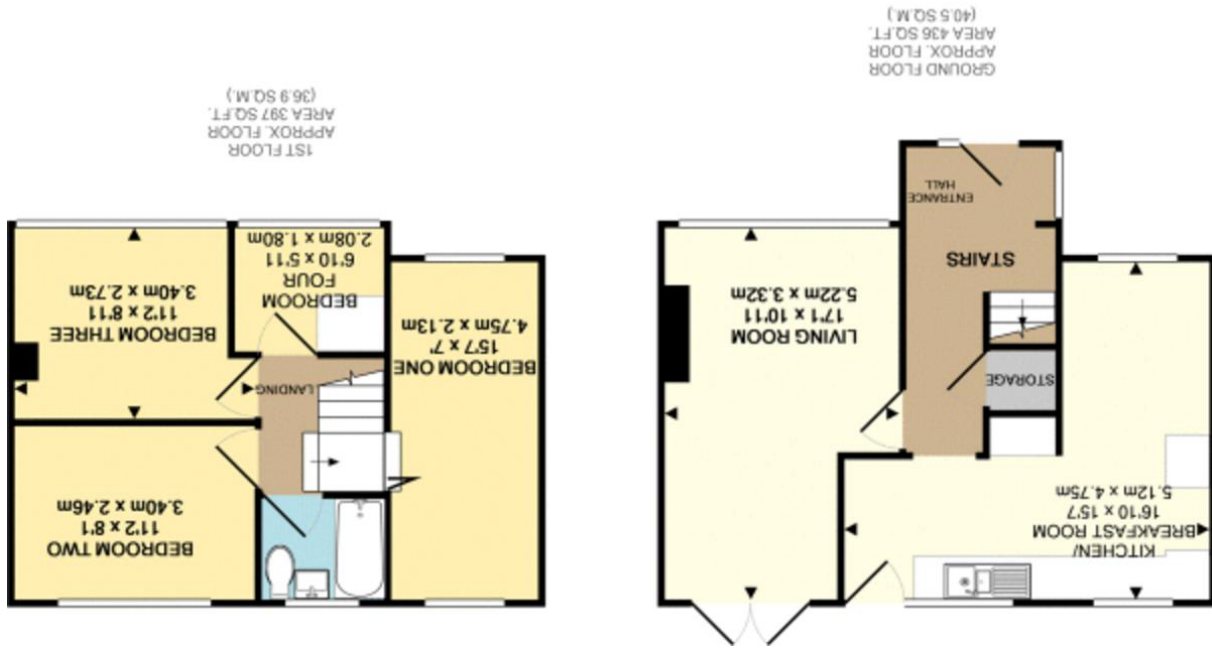


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximately as taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with iMetropix (©2018)



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- STUNNING PRESENTATION
- EXTENDED KITCHEN DINER
- LOUNGE DINER
- SPACIOUS HALLWAY
- LARGE DRIVEWAY
- FOUR BEDROOMS

Highcliffe Road, Tamworth, B77 1ED

£290,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

We are pleased to offer this extended and beautifully maintained four bedroom semi-detached family home with local schools, shops and transport links being within walking distance.

The property comprises in brief of entrance hall, good sized living room, extended and refitted kitchen with breakfast/dining area, three double bedroom and fourth single room, recently refitted bathroom, rear garden and off road parking to the front for several vehicles.

We expect this property to be popular so book your viewing NOW!

**APPROACH** Approached via paved front driveway providing off road parking for several vehicles and giving access to entrance hall.

**ENTRANCE HALL** Accessed via uPVC double glazed front door with double glazed side window, uPVC double glazed window to side elevation, laminate wooden flooring, ceiling light point, central heating radiator, carpeted stairs to first floor landing, door to under stairs storage, doorway to kitchen/breakfast room and door into living room.

**LIVING ROOM** 17' 1" max x 10' 11" max (5.21m x 3.33m) With carpet to floor, uPVC double glazed window to front elevation, two ceiling light point, two central heating radiators and uPVC double glazed French doors to garden.

**KITCHEN / BREAKFAST** 16' 10" max x 15' 7" max (5.13m x 4.75m) With laminate wooden flooring, range of modern fitted wall and base units with rolled edge work surfaces over and ceramic tiled splash backs, inset white ceramic one and a half bowl sink and drainer, integrated dishwasher, space and plumbing for washing machine, space for tall fridge freezer, space for range cooker with modern stainless steel extractor hood over, recessed spotlights to ceiling, central heating radiator, two uPVC double glazed windows to rear elevation, uPVC double glazed window to front elevation and uPVC double glazed door to garden.

**FIRST FLOOR LANDING** With carpet to floor, ceiling light point, loft access hatch and doors to bedrooms and bathroom.

**BEDROOM ONE** 15' 7" x 7' (4.75m x 2.13m) With carpet to floor, uPVC double glazed window to front elevation, uPVC double glazed window to rear elevation, recessed spotlights to ceiling and central heating radiator.

**BEDROOM TWO** 8' 0" x 11' 0" (2.44m x 3.35m) With carpet to floor, uPVC double glazed window to rear elevation, ceiling light point and central heating radiator.

**BEDROOM THREE** 11' 2" max x 8' 11" (3.4m x 2.72m) With carpet to floor, uPVC double glazed window to front elevation, ceiling light point and central heating radiator.

**BEDROOM FOUR** 6' 10" x 5' 11" (2.08m x 1.8m) With carpet to floor, uPVC double glazed window to front elevation and ceiling light point.

**BATHROOM REFITTED** 5' 10" x 4' 11" (1.78m x 1.5m) With vinyl flooring, modern white suite comprising panelled bath with mixer tap with shower fitment and glass shower screen, vanity wash hand basin with cupboard below and concealed cistern low level W.C., ceiling light point, central heating radiator and obscure uPVC double glazed window to rear elevation.

**GARDEN** With concrete slab patio, lawn garden, raised wooden decking area and wooden panelled fencing to perimeter.

Council Tax Band B 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 17M bps. Highest available upload speed 1Mb/s.  
 Broadband Type = Superfast Highest available download speed 212 Mb/s. Highest available upload speed 30M bps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 50M bps.  
 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.

**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

