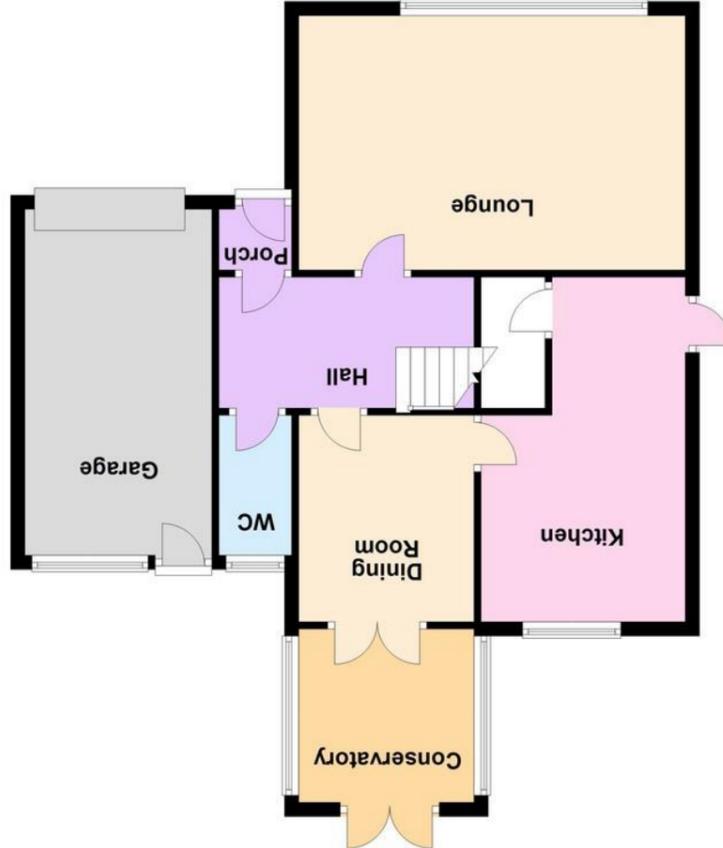


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 1269.5 sq. feet



First Floor
Approx. 492.8 sq. feet



Ground Floor
Approx. 776.7 sq. feet

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- PRIME NORTH OF TAMWORTH LOCATION
- LARGE DRIVEWAY
- THREE BEDROOMS
- FITTED KITCHEN
- DINING ROOM
- CONSERVATORY

Mildenhall, Tamworth, B79 8RY

Offers in excess of
£325,000





Property Description

A well presented three bedroom detached family home set in a prime location close to local amenities and excellent school catchments.

Approach the property via the large driveway with door into:-

ENCLOSED PORCH Further door into:-

SPACIOUS HALLWAY With laminate flooring, stairs, central heating radiator.

GUEST WC With high level wc, double glazed window to rear, tiled flooring.

LOUNGE 17' 7" x 11' 10" (5.36m x 3.61m) Double glazed window to front, central heating radiator, laminate flooring and feature fireplace.

DINING ROOM 9' 9" x 8' 9" (2.97m x 2.67m) With central heating radiator, laminate flooring, doors leading to conservatory and door leading to the kitchen.

CONSERVATORY 13' 1" x 9' (3.99m x 2.74m) Laminate flooring, double glazed and half brick built, electric heater, double glazed sliding doors to the garden.

FITTED KITCHEN 15' 8" x 8' 3" (4.78m x 2.51m) With double glazed door to the side, double glazed window to rear, space for cooker, rolled top work surfaces, wall and base units, tiled splash backs, integrated dishwasher, washing machine, freezer and fridge. Tumble dryer, pantry storage cupboard under the stairs, tiled flooring and central heating radiator.

FIRST FLOOR LANDING Having airing cupboard and double glazed window to side.

BATHROOM Having low level wc, bath with mixer taps, shower over, double glazed window to side, pedestal wash hand basin, central heating radiator.

BEDROOM THREE 7' 8" x 9' (2.34m x 2.74m) Double glazed window to front, fitted wardrobe, central heating radiator.

BEDROOM TWO 9' 11" x 11' 11" (3.02m x 3.63m) Central heating radiator, double glazed window to rear, wardrobes.

BEDROOM ONE 9' 9" x 13' 5" (2.97m x 4.09m) Double glazed window to front, central heating radiator, wardrobes.

REAR GARDEN Having paved patio area, lawned area, side gated access and garden shed.

GARAGE 16' x 8' (4.88m x 2.44m) Having up and over door, power and lighting, door to rear garden.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 134 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.

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.

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