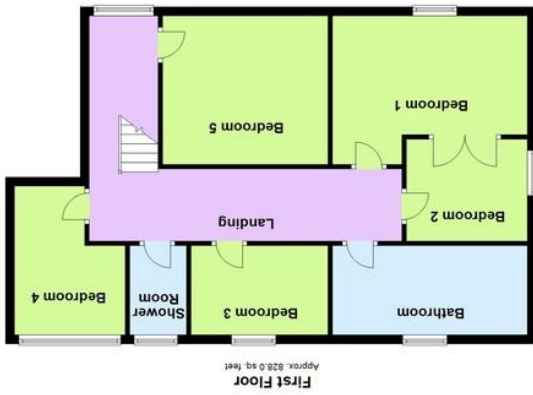
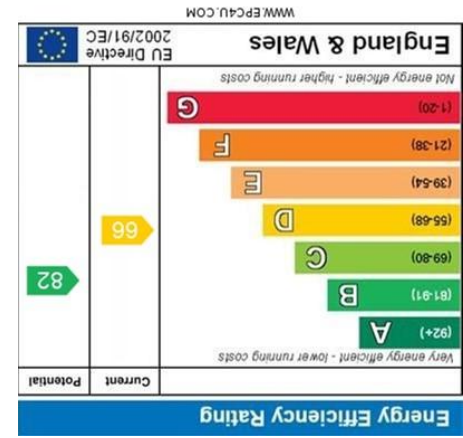


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 2342.6 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.

Signed .....Date .....



- FIVE BEDROOMS
- OPEN PLAN KITCHEN DINER
- TWO RECEPTION ROOMS
- UTILITY
- SHOWER ROOM
- BATHROOM

40 Orchard Street, Kettlebrook, Tamworth, Staffordshire, B77 1AT

Offers In Excess Of  
£350,000

## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

An extended five bedroom semi detached on a large plot close to Tamworth town centre and local amenities and must be viewed to be truly appreciated.

Garden enclosed by fence and brick wall alongside footpath, extensive fore-garden with shrub and plant borders, access to garage and workshop with double opening doors which lead out to gated second driveway .:

HALLWAY 25' 10" x 6' 8" (7.87m x 2.03m) Stairs, central heating radiator.

RECEPTION ROOM ONE 12' 4" x 11' 7" (3.76m x 3.53m) Double glazed window to front, central heating radiator.

EXTENDED OPEN PLAN KITCHEN DINER 24' 11" x 14' 6" (7.59m x 4.42m) With double doors to the side, double glazed windows to front, double glazed door leading to the rear, tiled flooring, spotlighting, a range of wall and base units with work surfaces, sink with mixer taps, double oven, gas hob, dishwasher, further storage area housing the boiler, under floor heating.

SECOND RECEPTION ROOM 12' 6" x 13' 6" (3.81m x 4.11m) Double glazed window to rear, storage cupboard, brick fireplace with electric fire.

SECOND KITCHEN AREA 7' 2" x 12' 7" (2.18m x 3.84m) With hob, oven and sink, wall and base units, central heating radiator, window to rear, ducted extractor.

UTILITY AREA 10' 6" x 7' 1" (3.2m x 2.16m) Accessed from an inner hallway, which has double glazed door leading off to garden, plumbing for washing machine, vent for tumble dryer and sink with cold water supply and double glazed window to side.

WC Double glazed window to side and low level wc.

FIRST FLOOR LANDING Double glazed window to front.

BEDROOM THREE 11' 8" x 12' 5" (3.56m x 3.78m) With fitted wardrobes, dressing table and five drawer chest, central heating radiator.

BEDROOM FIVE 9' 8" x 12' 5" (2.95m x 3.78m) Double glazed window to rear, central heating radiator and fitted wardrobes.

SHOWER ROOM Low level wc, double glazed window to rear, wash hand basin with vanity underneath, shower with mixer shower, central heating radiator.

BEDROOM ONE 15' x 9' (4.57m x 2.74m) Double glazed window to rear and central heating radiator.

BEDROOM FOUR 14' 6" x 10' (4.42m x 3.05m) Double glazed window to front and central heating radiator opening doors to cupboard located over shower.

BEDROOM TWO 11' 3" x 7' 7" (3.43m x 2.31m) With central heating radiator, double glazed window to side, currently used as a dressing room, double doors directly into bedroom one.

BATHROOM Bath with shower, fully tiled surround central heating radiator, double glazed window to rear, pedestal wash hand basin, low level wc, spotlighting. Recently installed storage area easily converted back to large walk-in shower.

REAR GARDEN Extensive wrap around garden, large out-building, 42' 10" x 12' 5" with power and lighting.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps.  
Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 136 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

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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WANT TO SELL YOUR OWN PROPERTY?

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