

Property Description

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

An extended three bed semi detached property in a prime location of Lakeside, being close to local amenities and country park.

Approach via the driveway and front door into porch.

PORCH Door into:-

HALLWAY LVT flooring, stairs to first floor and central heating radiator.

LOUNGE 15' x 13' 9" (4.57m x 4.19m) With double glazed window to rear, sliding doors to the conservatory, central heating radiator and electric feature fireplace.

KITCHEN 11' 2" x 8' 9" (3.4m x 2.67m) With wall and base units and work surfaces, integrated hob, dishwasher, washing machine, fridge and freezer, tiled flooring, double glazed window to front, sink with mixer tap, tiled splash backs, spot lighting and door leading to the garage.

GARAGE 7' 11" x 14' 9" (2.41m x 4.5m) Having up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for our own vehicular requirements)

DINING ROOM 7' 2" x 12' 11" (2.18m x 3.94m) With double glazed window to rear, door leading to garage, central heating radiator.

CONSERVATORY Having tiled flooring, double glazed and half brick built, central heating radiator.

REAR GARDEN Having paved patio area, lawned area, garden shed.

FIRST FLOOR LANDING Having storage cupboard, doors off to:-

BEDROOM ONE 9' 2" x 15' 2" (2.79m x 4.62m) With double glazed window to rear, central heating radiator.

BEDROOM TWO 15' 2" x 9' 9" max (4.62m x 2.97m) With two double glazed windows to front, central heating radiator, fitted wardrobes.

BEDROOM THREE 19' 9" max x 7' 10" (6.02m x 2.39m) With double glazed window to front, central heating radiator.

BATHROOM With corner bath, electric shower over, low level w.c., pedestal wash hand basin, double glazed window to rear and central heating radiator.

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 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 14 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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