

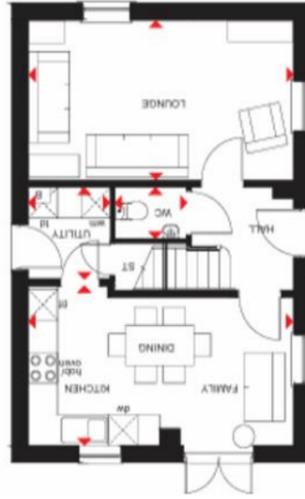
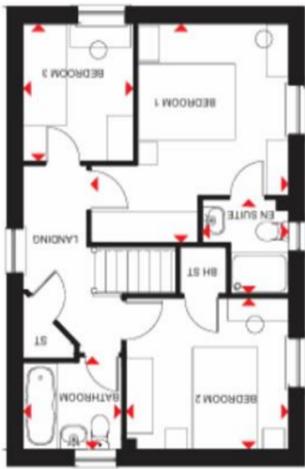
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



All rights used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your sales adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring size, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

First Floor
 Bedroom 1 14'2" x 13'3"
 Bedroom 2 11'3" x 9'9"
 Bedroom 3 8'11" x 7'5"
 En Suite 6'1" x 5'9"
 Bedroom 1 14'2" x 13'3"
 Bedroom 2 11'3" x 9'9"
 Bedroom 3 8'11" x 7'5"
 En Suite 6'1" x 5'9"
 Bathroom 4'8" x 6'0"
 4324 x 4056 mm
 3341 x 2265 mm
 2713 x 2265 mm
 2025 x 1811 mm

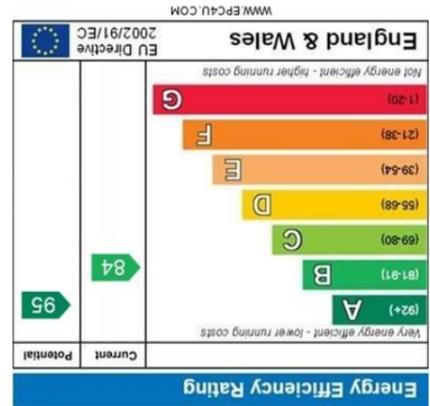
Ground floor
 Lounge 17'11" x 10'4"
 Kitchen/Diner 17'11" x 10'4"
 Kitchen/Diner 5'45" x 3'153 mm
 Utility 5'11" x 5'6"
 WC 4'10" x 3'4"
 1480 x 1014 mm
 1804 x 1688 mm
 5'11" x 5'6"



Key
 B Boiler
 ST Stair
 BH ST Bathhead Stone
 f/t Fridge/freezer space
 w/m Washing machine space
 dw Dishwasher space
 id Tumble dryer space
 Dimension location

THE HADLEY
 THREE BEDROOM DETACHED HOME

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)



- NEW BUILD
- CLOSE TO HOPWAS
- STUNNING SEMI DETACHED
- SPACIOUS LOUNGE
- KITCHEN DINER
- THREE GOOD SIZE BEDROOMS

Austen Drive, Dunstall Park, Tamworth, B78 3FG

£325,000



Property Description

LOUNGE 17' 11" x 10' 4" (5.46m x 3.15m)

KITCHEN/FAMILY/DINING 17' 11" x 10' 3" (5.46m x 3.12m)

UTILITY 5' 11" x 5' 6" (1.8m x 1.68m)

WC 4' 10" x 3' 4" (1.47m x 1.02m)

FIRST FLOOR

BEDROOM ONE 14' 2" x 13' 3" (4.32m x 4.04m)

EN SUITE 6' 1" x 5' 9" (1.85m x 1.75m)

BEDROOM TWO 11' x 9' 9" (3.35m x 2.97m)

BEDROOM THREE 8' 11" x 7' 5" (2.72m x 2.26m)

BATHROOM 6' 8" x 6' (2.03m x 1.83m)

Council Tax Band - to be confirmed

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

Mobile coverage - data information not available

Broadband coverage - data information not available.

Networks in your area - data information not available.

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

