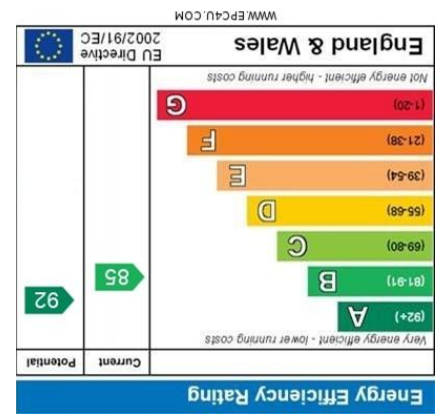


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 2620.8 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)



- SITUATED ON A PRIVATE DRIVE
- OPEN ASPECT VIEWS TO FORE
- FIVE BEDROOMS
- TWO EN SUITES
- SPACIOUS LOUNGE

Cornflower Close, Tamworth, B79 0EL

Offers Over £550,000

Property Description

A beautifully presented five bedroom detached, set in a prime location on the north side of town on a private road on a small development called Peel Meadow.

Approach the property via the driveway which has lawned area to fore and front door into:-

HALLWAY Having storage under the stairs and door off to:-

LIVING ROOM 20' x 13' 6" (6.1m x 4.11m) Double glazed window to front, central heating radiator.

OPEN PLAN KITCHEN DINER 22' 9" x 13' 5" (6.93m x 4.09m) With bi-folding doors, a range of wall and base units, work surfaces, hob, two ovens and extractor, five ring gas hob, integrated fridge and freezer, stainless steel sink and drainer with mixer tap, wood effect work surfaces, dishwasher, double glazed window to rear, tiled flooring, double doors to the family room.

FAMILY ROOM 13' 5" x 9' 7" (4.09m x 2.92m) With double glazed window to rear, radiator.

UTILITY ROOM With central heating boiler, base units, work surfaces, plumbing for washing machine, tiled flooring and double glazed side door leading to garden.

GUEST WC With low level wc, wash hand basin and double glazed window to rear.

DOUBLE GARAGE Having two up and over doors, access to the side, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Double glazed window to front, doors off to:-

BEDROOM ONE 15' x 13' 7" (4.57m x 4.14m) Double glazed window to front and central heating radiator.

EN SUITE With walk-in shower, bath, wash hand basin, low level wc.

BEDROOM TWO 17' 11" x 9' 7" (5.46m x 2.92m) Double glazed windows to front, central heating radiator.

EN SUITE With walk-in shower, low level wc and wash hand basin.

BEDROOM THREE 16' 2" x 13' 8" (4.93m x 4.17m) Double glazed window to rear and central heating radiator.

BEDROOM FOUR 14' 2" x 9' 2" (4.32m x 2.79m) With double glazed window to rear and central heating radiator.

BEDROOM FIVE 9' 2" x 7' 8" (2.79m x 2.34m) Double glazed window to rear and central heating radiator.

FAMILY BATHROOM Having separate shower cubicle with mixer shower and tiled walls, panelled bath, low level wc and wash hand basin.

REAR GARDEN Landscaped with paved patio area, lawned area and shrub and plant borders.

Council Tax Band G - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

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?

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