

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

Total area: approx. 1932.1 sq. feet



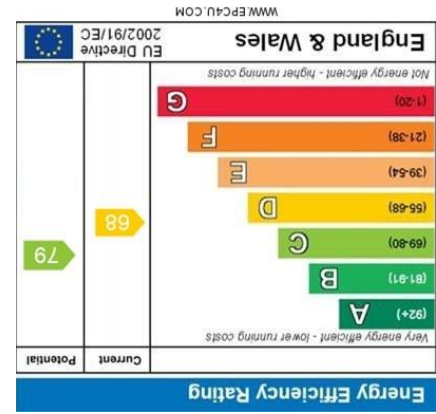
LEGAL READY

"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 Conveyer.



Tamworth | 01827 68444 (option 1)



- NO UPWARD CHAIN
- UNIQUE OPPORTUNITY TO ACQUIRE
- BEAUTIFULLY PRESENTED AND WELL MAINTAINED
- TRADITIONAL FAMILY HOME
- HIGH SPECIFICATION KITCHEN

Manor Road, Mile Oak, Tamworth, B78 3NA

£525,000

Property Description

A four bedroom traditional detached family home set in a prime location in Mile Oak on the cusp of Bonehill Villlage with excellent transport links and amenities and must be viewed to be appreciated.

Approach the property via a gated drive way which is block paved, has lawned fore-garden with shrub and plant borders, wrought iron side gate leading to the rear and garage to front.

Front door into:-

PORCH Having tiled flooring, spotlighting and do double glazed window to front and further door into:-

SPACIOUS HALLWAY 16' 6" x 6' 1" (5.03m x 1.85m) Having feature radiator, stairs leading to first floor, central heating radiator and doors off to:-

DINING ROOM 11' x 13' 10" (3.35m x 4.22m) With double glazed bay window to front and central heating radiator, wood flooring.

SPACIOUS LOUNGE 30' 7" x 10' 11" (9.32m x 3.33m) With do ble glazed bi-folding doors to rear leading to the garden, double glazed bay window to front, gas feature fireplace, coving to ceiling, two central heating radiators.

STUDY 6' 4" x 5' 11" (1.93m x 1.8m) With wood effect flooring, central heating radiator.

GUEST WC Two double glazed windows to rear, corner wash hand basin with fitted furniture, spotlighting, dosed coupled wc.

KITCHEN 13' 10" x 10' 11" (4.22m x 3.33m) With tiled flooring, Quartz work surfaces, a range of modern wall and base units, space for range cooker, integrated extractor over range cooker space integrated dishwasher, double glazed window to rear, door leading to utility and space for American style fridge/freezer, .

SPACIOUS UTILITY ROOM 7' 9" x 8' (2.36m x 2.44m) Double glazed door leading to the garden, tiled flooring, a range of useful storage units, work surfaces, integrated Zanussi washing machine, integrated Zanussi freezer, feature radiator, access to the garage.

GARAGE 21' 6" x 9' (6.55m x 2.74m) With windows to side, power points and lighting, having sectioned door opening out to the front.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having access to boarded loft with ladder attached, light, and is boarded, doors off to:-

BEDROOM TWO 11' 11" x 11' (3.63m x 3.35m) Double glazed window to front, central heating radiator.

BEDROOM THREE 13' 6" x 11' (4.11m x 3.35m) With double glazed window to rear and central heating radiator.

LUXURY RE FITTED BATHROOM Having under floor heating, Porcelanosa tiling to the walls and floor, walk-in shower with glazed screen and mixer shower, bath, sensor illuminated mirror with integral shaving/toothbrush charging port and wash hand basin with vanity storage underneath, feature radiator, spotlighting and double glazed window to rear.

BEDROOM ONE 16' 2" x 11' (4.93m x 3.35m) With fitted wardrobes, double glazed bay window to front with window seat/storage under, central heating radiator.

EN SUITE SHOWER ROOM With complementary Porcelanosa tiling to walls and floor, corner shower cubicle with mixer shower, low level wc, sink with vanity and synthetic quartz work surfaces and mixer taps, sensor illuminated mirror with integral shaving/toothbrush charging port, wall mounted designer Svetle to wer radiator and double glazed window to front.

BEDROOM FOUR 10' 11" x 9' 8" (3.33m x 2.95m) With double glazed window to rear, central heating radiator.

SEPARATE WC Having wash hand basin with bespoke hand made solid walnut cabinets, bespoke mirror and double glazed window to side, tiled floor and low level wc.

REAR GARDEN Being landscaped with paved patio area, pergola, lawned area, shrub and plant borders.

The side entrance has a pod point EV charging point.

AGENTS NOTE The vendors have confirmed except for the tiled areas, all rooms are plaster coved to ceiling.

Council Tax Band E - Lichfield District Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 80 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.

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

