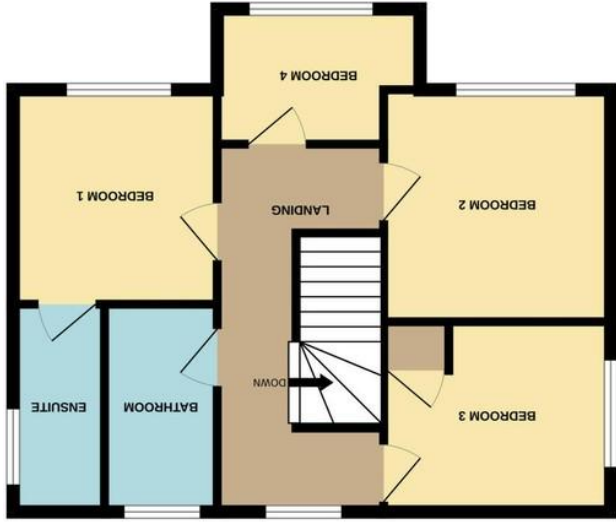


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023



1ST FLOOR



GROUND FLOOR

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)



- FOUR BEDROOMS
- EN SUITE TO MASTER BEDROOM
- DETACHED FAMILY HOME
- DRIVEWAY
- GARAGE
- SPACIOUS LOUNGE

Lowes Drive, Tamworth, B77 2TT | Asking Price Of £335,000





## Property Description

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

Well presented and very nicely presented four bedroom detached family home with single garage and driveway. Positioned close to amenities and offering excellent access to A5 and M42 so perfect for commuters!

Approach the property via path which leads to front door:-

HALLWAY

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

KITCHEN 10' 4" x 9' 3" (3.16m x 2.84m) With a range of wall and base units, work effect work surfaces and wood flooring, spotlighting to ceiling, double oven, gas hob and extractor, plumbing for washing machine and plumbing for dishwasher, space for fridge/freezer, tiled splash backs, double glazed window to rear and access to:-

UTILITY ROOM 6' 6" x 5' 6" (1.99m x 1.69m) Door leading out to the driveway, wall and base units and works surfaces, central heating boiler.

LOUNGE 18' 1" x 10' 9" (5.53m x 3.28m) Spacious with double doors leading to the garden, electric feature fireplace with central heating radiator, double glazed bay window to front.

DINING ROOM 10' 4" x 9' 4" (3.16m x 2.85m) Double glazed window to front and central heating radiator.

FIRST FLOOR

BEDROOM ONE 10' 2" x 9' 4" (3.10m x 2.87m) Having double glazed window to front, central heating radiator, access to:-

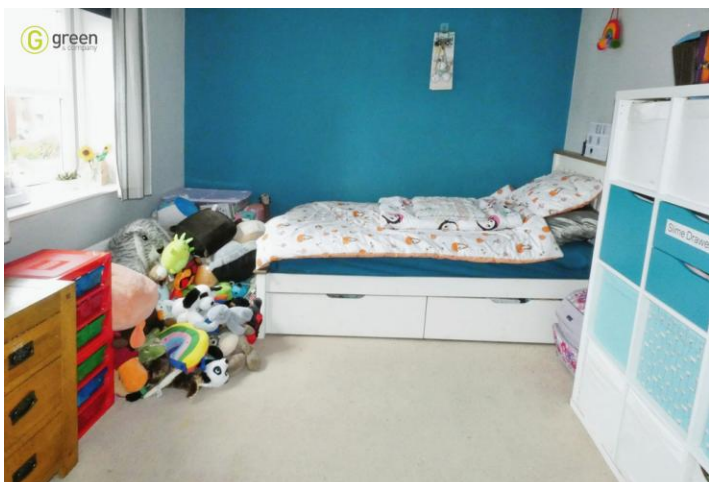
EN SUITE 8' 3" x 5' 1" (2.54m x 1.55m) Tiled walls, mixer shower, wash hand basin and vanity, low level wc.

BEDROOM TWO 10' 10" x 10' 6" (3.31m x 3.22m) Double glazed window to front, central heating radiator.

BEDROOM THREE 11' 6" x 8' 7" (3.52m x 2.63m) Double glazed window to rear and central heating radiator.

BEDROOM FOUR 8' 5" x 8' 5" (2.59m x 2.57m) Double glazed window to rear and central heating radiator.

GARAGE With up and over door, power and lighting.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



OUTSIDE Side gate accessing a low maintenance garden with paved patio and artificial lawned area.

Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps.  
Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 175 Mbps.  
Highest available upload speed 24 Mbps.

Networks in your area - Openreach

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.

**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

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

