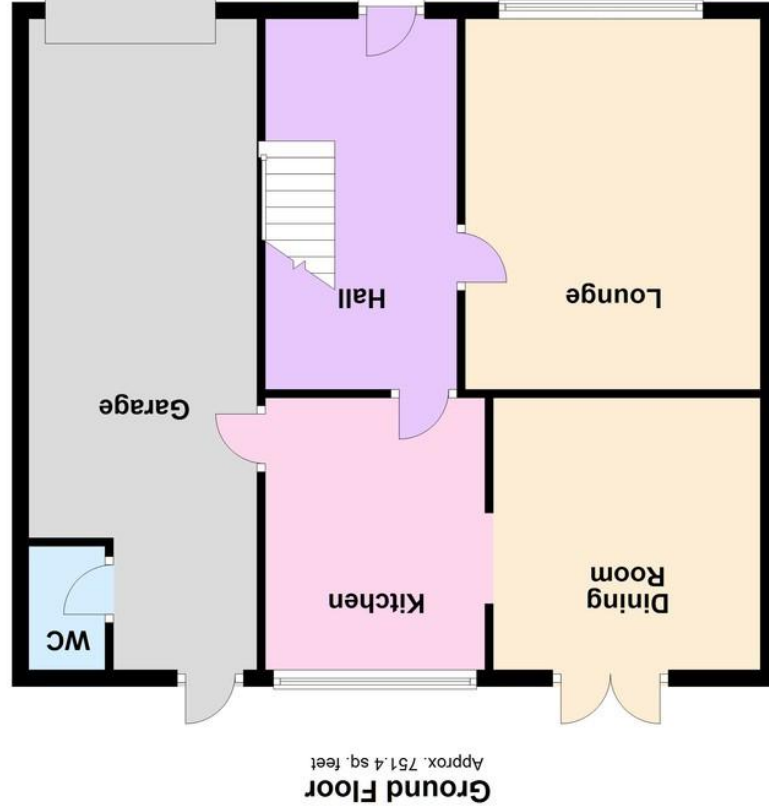
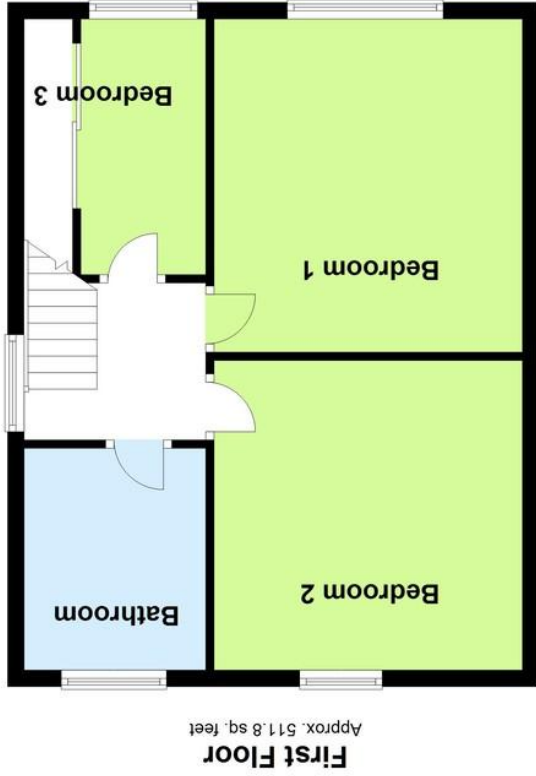
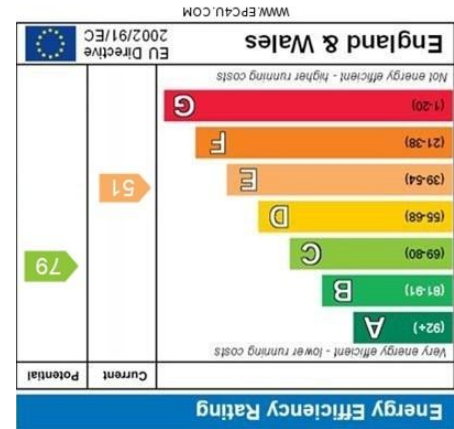


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 1263.2 sq. feet



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- PRIME LOCATION
- DRIVEWAY
- THREE GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM

Tavistock Close, Perrycrofts, Tamworth, B79 8TJ

Offers Over £300,000



Property Description

Tavistock Close is a three bedroom detached home set in a prime location on Perry Crofts in Tamworth. Approach the property via paved driveway and front door into:-

HALLWAY Having laminate flooring and stairs to first floor.

LOUNGE 14' 8" x 11' 8" (4.47m x 3.56m) With electric feature fireplace, double glazed window to front and central heating radiator.

DINING ROOM 9' x 10' (2.74m x 3.05m) With double glazed double doors to garden, laminate flooring and central heating radiator.

RE FITTED KITCHEN 10' 1" x 8' 7" (3.07m x 2.62m) Having a range of wall and base units with work surfaces, ceramic sink with mixer tap, double glazed window to rear, integrated hob, oven, microwave oven, door leading to garage.

GARAGE Is split into two sections, one of which is a utility area and further garage area 15' 0" x 8' 2" (4.57m x 2.49m) with power, lighting and up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

UTILITY AREA 8' 5" x 11' (2.57m x 3.35m) With plumbing for washing machine, window to rear, plumbing for dishwasher and guest WC.

GUEST WC Having low level WC.

REAR GARDEN Having paved patio, garden shed, lawn area, shrub and plant borders.

FIRST FLOOR LANDING Having double glazed window to side and doors off to:-

BEDROOM TWO With double glazed window to rear, central heating radiator, fitted wardrobe and laminate flooring.

BEDROOM ONE 10' 2" x 12' 8" (3.1m x 3.86m) With double glazed window to front, central heating radiator, laminate floor and fitted wardrobes.

BEDROOM THREE 8' 6" x 5' to wardrobe (2.59m x 1.52m) With double glazed window to front, central heating radiator and laminate flooring.

BATHROOM Having stainless steel towel rail, separate shower cubicle with tiled walls and electric shower, panel bath and pedestal wash hand basin and double glazed window to rear.

Council Tax Band D Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for EE, limited for Three, O2, Vodafone and data available likely for EE, limited for Three, O2, Vodafone.
 Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 226Mbps. Highest available upload speed 33Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 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.

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