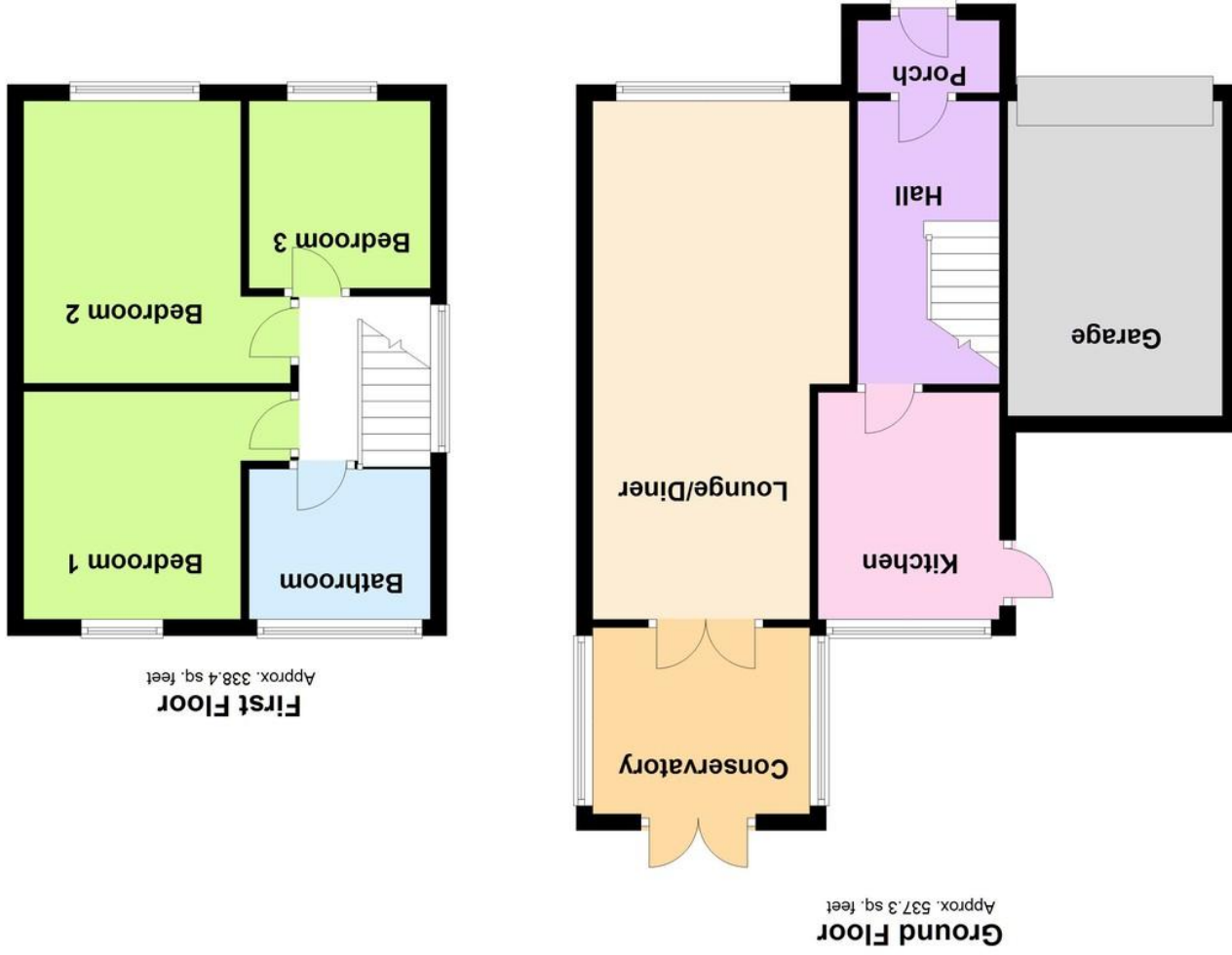


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 875.7 sq. feet



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)



- THREE BEDROOMS
- WELL PRESENTED
- SPACIOUS LOUNGE DINER
- CONSERVATORY
- LARGE DRIVEWAY
- GARAGE

Cromwell Road, Tamworth, B79 8ND

£315,000



Property Description

Cromwell Road is a three bedroom link detached home on the popular North side of Tamworth with a large driveway and door into:-

PORCH With door into:-

HALLWAY 13' 9" x 6' (4.19m x 1.83m) With downstairs storage cupboard.

LOUNGE/DINER 24' 1" x 9' 11" min 12' max (7.34m x 3.02m min 3.66m max) With double doors leading to conservatory, double glazed window to front, central heating radiator and electric feature fire place.

CONSERVATORY 10' 9" x 7' 6" (3.28m x 2.29m) With double glazed double doors leading to garden and tiled flooring.

KITCHEN 9' 11" x 8' 8" (3.02m x 2.64m) With wall and base units, work surfaces, plumbing for washing machine, sink with mixer tap, integrated fridge freezer, door leading to garden and double glazed window to rear.

FIRST FLOOR

LANDING With double glazed window to side and storage cupboard.

BATHROOM Having panelled bath with shower over, double glazed window to rear, tiled walls, low level WC, pedestal wash hand basin and tiled flooring.

BEDROOM ONE 11' 6" x 10' 4" (3.51m x 3.15m) With double glazed window to rear and central heating radiator.

BEDROOM TWO 11' 6" x 9' 7" (3.51m x 2.92m) With double glazed window to front and central heating radiator.

BEDROOM THREE 8' 4" x 7' 10" (2.54m x 2.39m) With double glazed window to front and central heating radiator.

GARAGE Unmeasured. Having up and over door, light, power and door to rear leading into garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice available likely for O2, limited for EE, Three, Vodafone and data available limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5Mbps.
Broadband Type = Superfast Highest available download speed 65 Mbps. Highest available upload speed 15Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
Networks in your area - Virgin Media, 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

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.

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WANT TO SELL YOUR OWN PROPERTY?

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