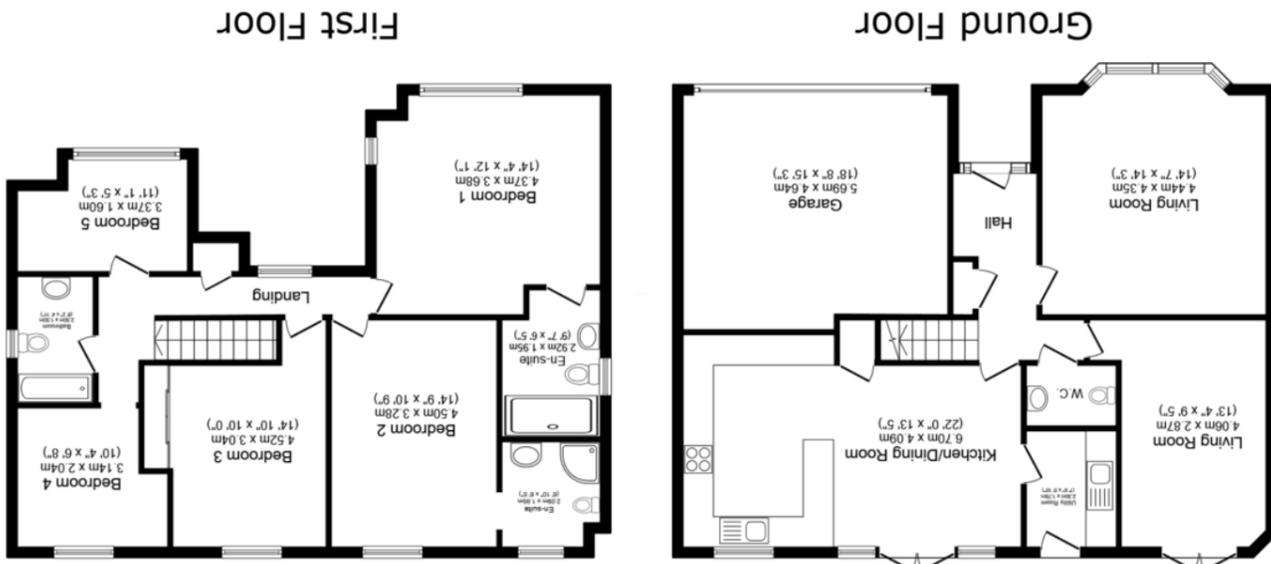


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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)



- FIVE BEDROOMS
- DETACHED
- DOUBLE GARAGE
- DOUBLE DRIVEWAY
- OPEN PLAN KITCHEN DINER
- TWO RECEPTION ROOMS

Alton Close, Amington, Tamworth, B77 4EX

Asking Price Of £575,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Alton Close is a beautifully presented five bedroom detached family home with double garage, benefitting from having extra land to the fore which is a lawned area, double driveway, front door into:-

HALLWAY With luxury vinyl flooring, stairs leading to the first floor, storage cupboard.

SPACIOUS LOUNGE 14' 2" x 15' 11" (4.32m x 4.85m) With double glazed bay window to front and central heating radiator.

DINING ROOM 14' 4" x 12' 7" (4.37m x 3.84m) With double doors to garden.

GUEST WC Having wash hand basin, low level WC and central heating radiator.

KITCHEN/DINER 22' 3" x 14' (6.78m x 4.27m) With a range of wall and base units, work surfaces, gas hob and extractor over, double oven, two fridge freezers, dishwasher, luxury vinyl flooring, sink with mixer tap, double doors leading to garden and double glazed window to rear.

UTILITY ROOM With plumbing for washing machine, wall and base units, work surfaces, sink with mixer tap and door leading to garden.

FIRST FLOOR LANDING Having doors off to bedrooms and bathroom and double glazed window to front.

BEDROOM FOUR 10' 1" x 11' 10" (3.07m x 3.61m) With double glazed window to rear and central heating radiator.

BATHROOM With pedestal wash hand basin, panelled bath and double glazed window to side, low level WC, luxury vinyl flooring and spotlighting.

BEDROOM THREE 7' 5" x 12' 5" (2.26m x 3.78m) With double glazed window to front and central heating radiator.

BEDROOM TWO 13' 7" x 10' 7" (4.14m x 3.23m) Having double glazed window to rear, fitted wardrobes and central heating radiator.

ENSUITE With luxury vinyl flooring, corner cubicle with tiling, mixer shower, wash hand basin, low level WC and double glazed window to rear.

BEDROOM ONE 14' 3" x 14' 8" (4.34m x 4.47m) With fitted wardrobes, double glazed window and central heating radiator.

ENSUITE With low level WC, double walk in shower and glazed screen, wash hand basin and vanity, tiled walls and flooring.

BEDROOM FIVE 10' 1" x 13' 8" (3.07m x 4.17m) With fitted wardrobes, double glazed window to rear and central heating radiator.

REAR GARDEN Has paved patio and lawned area, side gated access.

DOUBLE GARAGE Unmeasured. Has electric and 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)

Council Tax Band G Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available limited for EE, Three, O2, Vodafone and data available limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 2Mbps. Highest available upload speed 0.4Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 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.

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