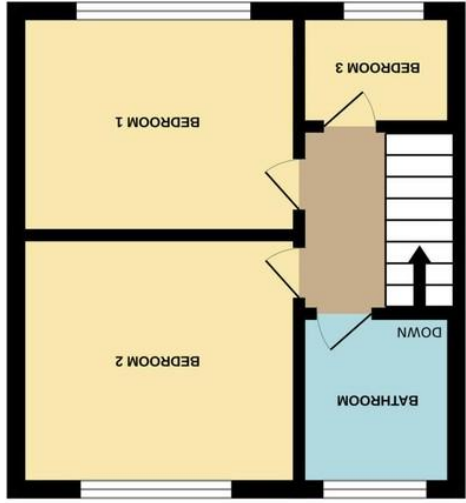


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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.
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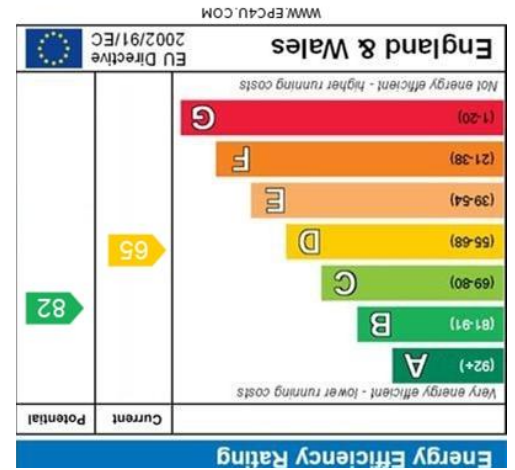


1ST FLOOR
 216 sq.ft. (20.0 sq.m.) approx.



GROUND FLOOR
 315 sq.ft. (29.3 sq.m.) approx.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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)



- DETACHED FAMILY HOME
- THREE/FOUR BEDROOMS
- TWO TOILETS
- STUNNING KITCHEN
- LOUNGE DINER
- FAMILY BATHROOM

Clifton Avenue, Coton Green, Tamworth, B79 8EP

£340,000



Property Description

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

This fantastic family home sits privately behind a tall hedged perimeter and offers a very large driveway out in front of this attractive property. Inside there is a welcoming entrance hall that leads to a lounge that is open to a separate dining area. The hall and dining room also lead to the fully renovated kitchen that has stylish units and flooring and spectacular lantern roof. There will be integrated appliances left for a new owner to enjoy including a built in microwave, electric oven and an induction hob.

The garage has been converted to create a useful home office with two meter cupboards and a nearby guest W.C. This space sits off the kitchen and could be enclosed to create a fourth ground floor bedroom if desired. Upstairs there are three bedrooms with great views and a stylish family bathroom.

Enjoy this home with our virtual tour and call in today to see inside.

GUEST WC W.C and wash hand basin.

STUDY 10' 2" x 6' 10" (3.1m x 2.08m) Double glazed window to side elevation, double glazed bow window to front elevation and central heating radiator.

LOUNGE 4' 11" x 10' 8" (1.5m x 3.25m) Double glazed bow window to front elevation and gas fire place.

DINING ROOM 8' 8" x 7' 11" (2.64m x 2.41m) Double glazed French doors to rear elevation and central heating radiator.

KITCHEN 15' 9" x 10' 7" max (4.8m x 3.23m) Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, lantern roof, washing machine, dishwasher, microwave, electric oven, induction hob, cooker hood and under stairs storage cupboard.

LANDING Double glazed window to side elevation and loft access.

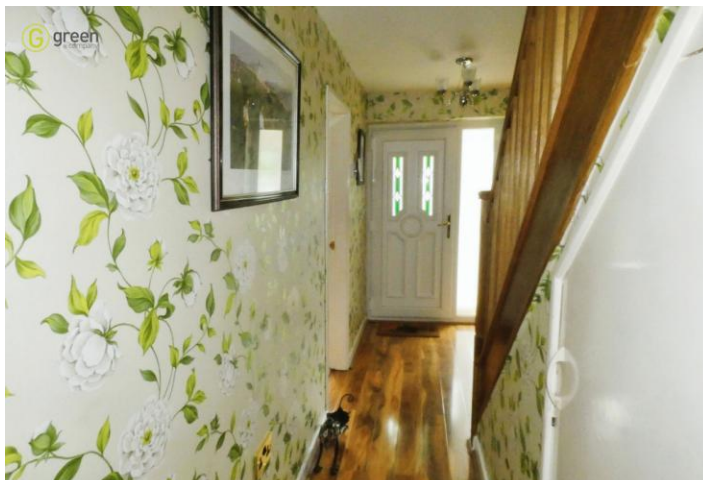
BEDROOM ONE 11' 3" x 10' 8" (3.43m x 3.25m) Double glazed window to front elevation and central heating radiator.

BEDROOM TWO 12' 5" x 10' 9" max to recess (3.78m x 3.28m) Double glazed window to rear elevation and central heating radiator.

BEDROOM THREE 7' 11" x 5' 7" (2.41m x 1.7m) Double glazed window to rear elevation and central heating radiator.

BATHROOM Double glazed window to rear elevation, panelled bath with electric shower over, wash hand basin, W.C, fully tiled and heated towel rail.

FRONT GARDEN Large tarmac driveway providing off road parking.



Council Tax Band C - Tamworth

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

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

Broadband coverage:-

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

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 100 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.

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

