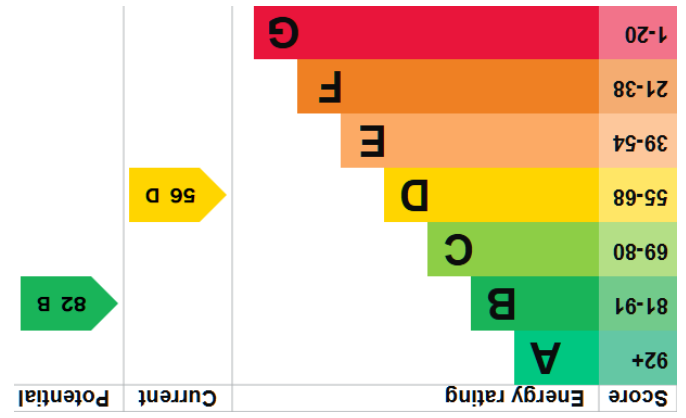


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 2126.5 sq. feet



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.



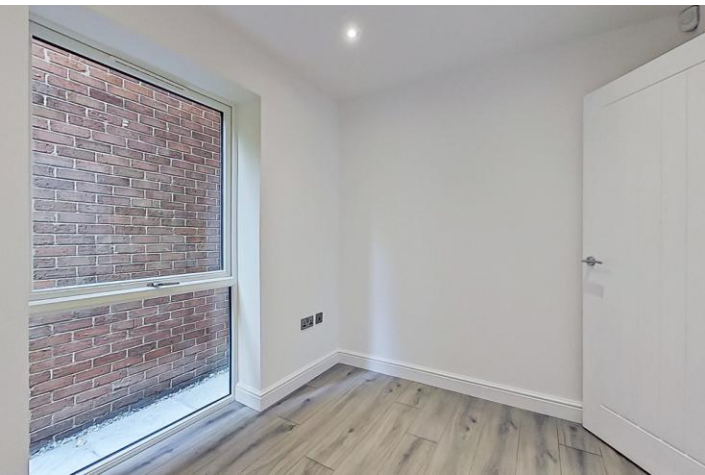
Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY POSITIONED
- STUNNING OPEN PLAN KITCHEN DINER
- STUDY
- SHOW HOME STANDARD THROUGHOUT
- LOUNGE

24 Church Lane, Edingale, Tamworth, B79 9JD

£600,000



Property Description

A recently renovated four bedroom detached family home in the prime location and quiet village of Edingale. Beautifully positioned overlooking Edingale church and approach the property via the driveway, which is gravelled, front door into:-

HALLWAY 8' 9" x 16' 8" (2.67m x 5.08m) With central heating radiator, double door opening out into the open plan kitchen / family room, laminate flooring, stairs leading to the first floor.

GUEST WC With wash hand basin and low level wc.

LOUNGE 11' 11" x 15' 6" (3.63m x 4.72m) With feature radiator, double glazed window to front and double glazed box window to front, open to the kitchen.

KITCHEN 18' x 11' 4" (5.49m x 3.45m) Having a range of modern wall and base units and wood effect work surfaces, integrated fridge/freezer, wine cooler, two ovens, dishwasher, sink with mixer tap, double glazed windows to rear, spotlighting and laminate flooring.

FAMILY AREA 19' 1" x 13' 8" (5.82m x 4.17m) With double glazed windows to rear and side, bi-fold doors leading to the garden, spotlighting, laminate flooring.

UTILITY ROOM 7' 7" x 5' 10" (2.31m x 1.78m) With double glazed door to side, central heating radiator, wall and base units, sink and mixer tap, plumbing for washing machine, space for tumble dryer.

STUDY 7' 7" x 9' 2" (2.31m x 2.79m) With central heating radiator, double glazed window to side, laminate flooring and spotlighting.

GARAGE Being a store, houses the central heating boiler.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having doors off to:-

BEDROOM FOUR 15' 9" x 7' 5" (4.8m x 2.26m) With double glazed window to rear and central heating radiator.

BATHROOM With free standing bath, mixer taps, stainless steel towel rail, low level wc, wash hand basin with vanity storage, double glazed window to rear, LVT flooring, tiled walls, separate double walk-in shower cubicle with tiled walls and mixer shower.

BEDROOM TWO 12' 7" x 12' 1" (3.84m x 3.68m) With double glazed window to rear, central heating radiator and spotlighting.

BEDROOM THREE 13' 5" x 13' 4" (4.09m x 4.06m) Double glazed window to rear, central heating radiator, spotlighting.

WALK-IN WARDROBE 3' 10" x 7' 8" (1.17m x 2.34m) With spotlights.

BEDROOM ONE 18' 7" x 13' 7" max (5.66m x 4.14m) With central heating radiator, two double glazed windows to front.

EN SUITE With double shower and glazed screen, low level wc, wash hand basin, stainless steel towel rail, double glazed window to side and LVT floor.

REAR GARDEN Having side gated access, paved patio area, lawned area and shrub and plant borders.

Council Tax Band E - Lichfield District Council

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

Mobile coverage - voice and data none available.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 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

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

*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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444