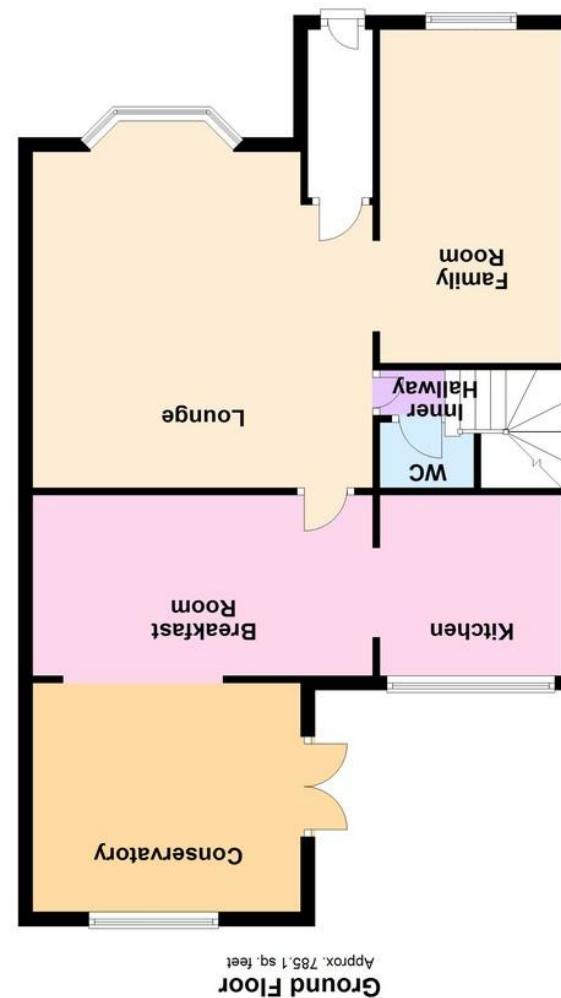
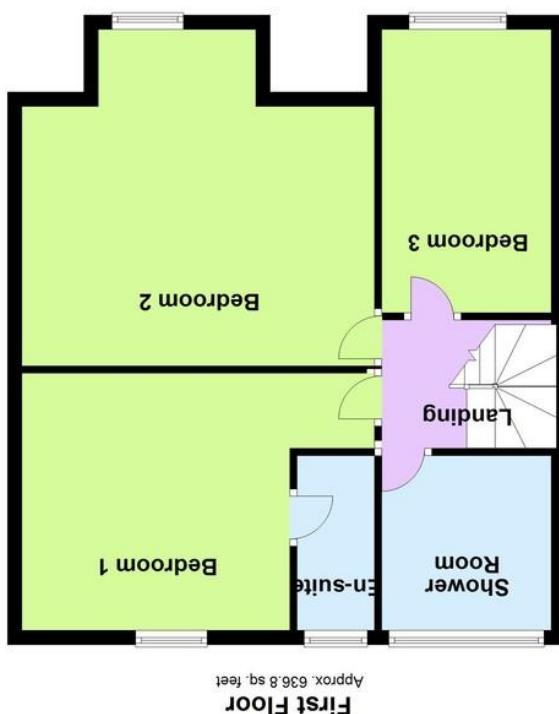


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1421.9 sq. feet



\*Please feel free to relay this to your Solicitor or Licensed Conveyancer.  
Therefore we recommend that you regularly monitor our website or call us for updates.  
Please note that the EPC must be presented within 21 days of initial marketing of the property.  
Please note that on occasions the EPC may not be available due to reasons beyond our control, the Regulations state that we recommend that you regularly monitor our website or call us for updates.

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

Tamworth | 01827 68444 (option 1)

 green  
& company



- BEAUTIFULLY PRESENTED AND MUCH IMPROVED
- DRIVEWAY
- SPACIOUS LOUNGE
- FAMILY ROOM
- THREE DOUBLE BEDROOMS
- EN SUITE TO MASTER

Orkney Drive, Tamworth, Staffordshire, B77 5AR,

Offers In Excess Of  
£350,000

## Property Description

A beautifully presented extended three bedroom detached family home.

Approach via driveway which has front door into:-

HALLWAY Opening out into the lounge.

LOUNGE 15' 11" x 10' 11" (4.85m x 3.33m) Double glazed bay window to front, central heating radiator, gas feature fireplace.

FAMILY ROOM 7' 6" x 15' 4" (2.29m x 4.67m) Central heating radiator, double glazed window to front, doors lead to staircase and guestwc.

GUEST WC Having low levelwc, tiled walls, central heating radiator, wash hand basin.

KITCHEN 8' 7" x 8' 4" (2.62m x 2.54m) Open into a breakfast area, having wall and base units with work surfaces, integrated hob and oven, washing machine, double glazed window to rear, sink with mixer taps.

BREAKFAST AREA 8' 9" x 8' 8" (2.67m x 2.64m) With tiled flooring, fridge/freezer space and central heating radiator, opens out to an orangery.

ORGANERY 11' 2" x 12' 9" (3.4m x 3.89m) With double glazed doors leading to the garden, double glazed window to rear, spotlighting.

FIRST FLOOR LANDING Having access to bedrooms and bathroom, double glazed window to side.

LUXURY SHOWER ROOM With walk-in shower, glazed screen, mixer shower over, wash hand basin with vanity, double glazed window to rear, stainless steel towel rail and spot lighting.

BEDROOM ONE 9' 3" x 10' (2.82m x 3.05m) Two double glazed window to rear, central heating radiator, fitted wardrobes.

EN SUITE Having walk-in double shower, mixer shower over, tiled walls and flooring, double glazed window to rear, low levelwc and wash hand basin.

BEDROOM TWO 12' 7" x 10' 11" (3.84m x 3.33m) With two double glazed windows to front, central heating radiator.

BEDROOM THREE 12' x 8' 6" (3.66m x 2.59m) With double glazed window to front and central heating radiator.

REAR GARDEN Landscaped and low maintenance with paved patio area, shed with electric, artificial lawn and shrub and plant borders, side gated access.

Council Tax Band C - Tamworth Borough Council

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

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

Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 119 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

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

