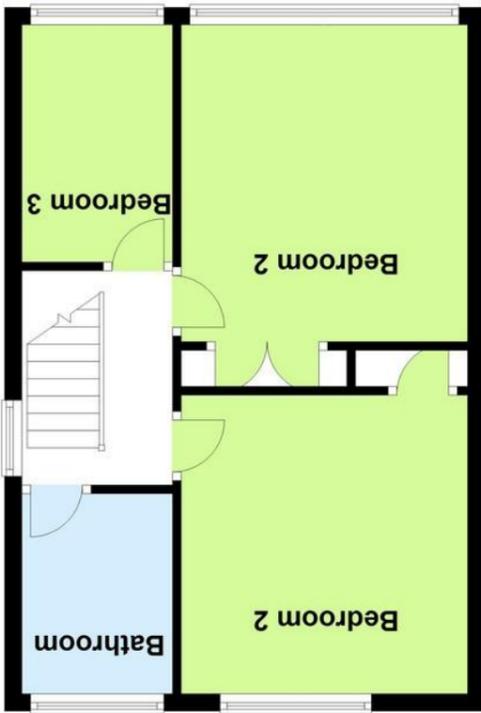
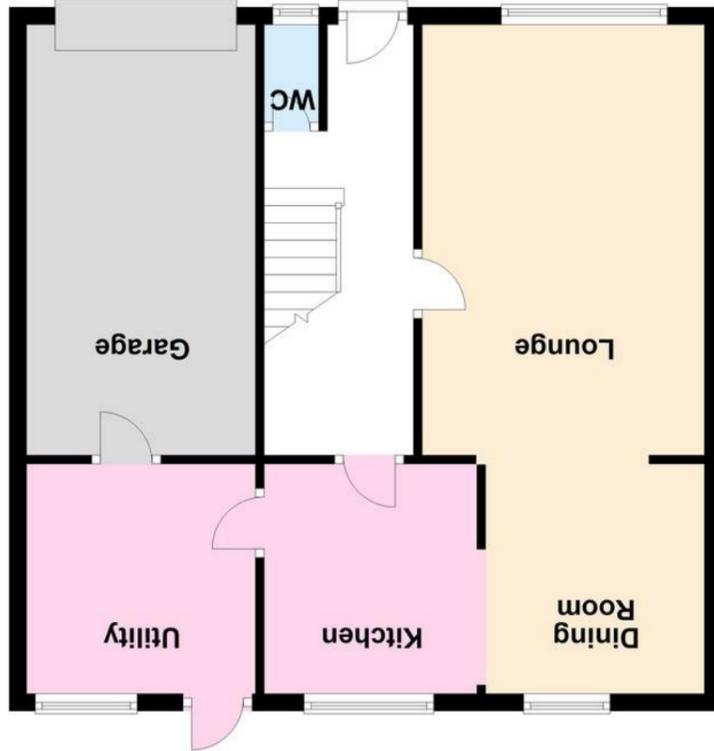


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 1082.6 sq. feet

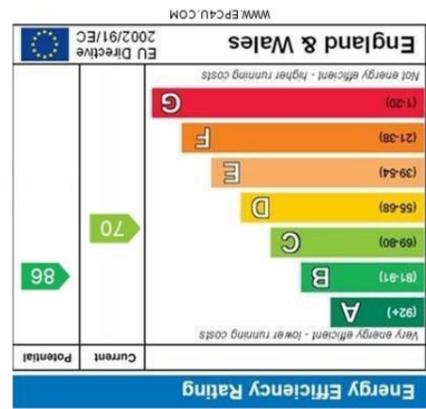


First Floor
 Approx. 429.4 sq. feet



Ground Floor
 Approx. 653.2 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 PRESENTED
- THREE BEDROOMS
- DRIVEWAY
- NEWLY FITTED BATHROOM
- REFITTED KITCHEN
- SPACIOUS LOUNGE



Briar, Amington, Tamworth, B77 4DX

£259,500



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A beautifully presented three bed link detached family home set in the lovely village of Amington.

Approach the property via block paved driveway with parking for multiple vehicles and front door into:-

HALLWAY Laminate flooring, doors off to:-

GUEST CLOAKROOM Low level wc, central heating radiator, double glazed window to front and laminate flooring.

RECENTLY REFITTED KITCHEN 9' 11" x 7' 9" (3.02m x 2.36m) With tiled flooring, tiled splashbacks, integrated hob, oven and extractor, double glazed window to rear, central heating radiator, sink with mixer tap, wall and base units, double glazed window to rear, open to:-

DINING AREA 8' 9" x 9' 6" (2.67m x 2.9m) Double glazed window to rear, laminate flooring, spotlighting, open to:-

LOUNGE 16' 3" x 10' 6" (4.95m x 3.2m) Central heating radiator, electric feature fireplace, laminate flooring, double glazed window to front.

UTILITY ROOM 7' 8" x 15' 4" (2.34m x 4.67m) Double glazed door leading to garden, double glazed window to rear, plumbing for washing machine, a range of wall and base units, door leading to garage.

FIRST FLOOR LANDING Double glazed window to side.

BEDROOM TWO 9' 11" x 9' 11" (3.02m x 3.02m) With storage cupboard, double glazed window to rear, central heating radiator.

BEDROOM ONE 10' x 14' 5" (3.05m x 4.39m) With fitted wardrobes, central heating radiator, double glazed window to front.

BEDROOM THREE 8' 7" x 7' 2" (2.62m x 2.18m) Used as a dressing room, with storage cupboard, double glazed window to front.

BATHROOM Having bath with shower over, hand wash basin, low level wc and double glazed window.

LANDSCAPED REAR GARDEN Composite decked area, shrub and plant borders and side gated access.

Council Tax Band C - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

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 - 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

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