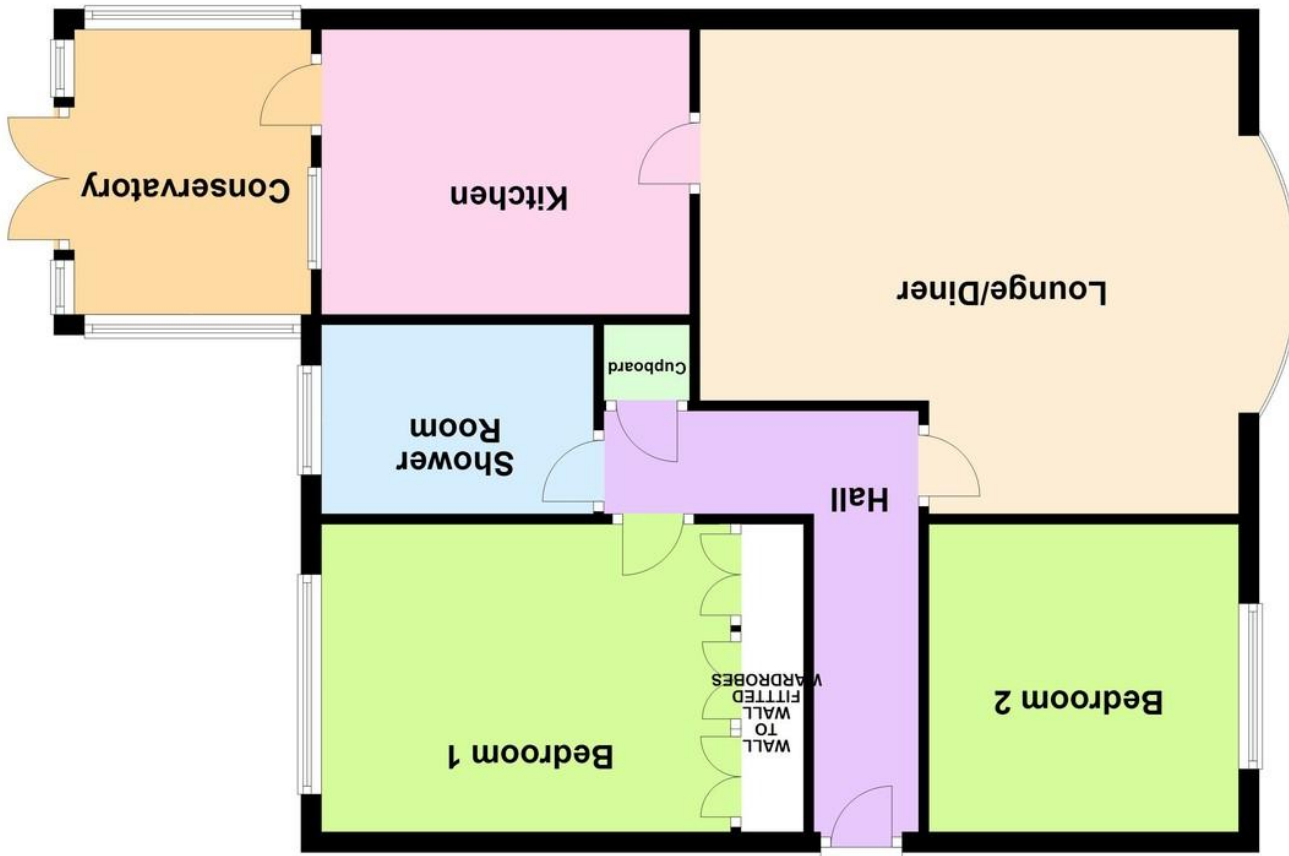


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 78.1 sq. metres (840.7 sq. feet)



Ground Floor
 Approx. 78.1 sq. metres (840.7 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)



- IMMACULATE DETACHED BUNGALOW
- TWO BEDROOMS
- RE FITTED SHOWER ROOM
- GENEROUS LOUNGE DINER
- GARAGE AND CAR PORT
- BEAUTIFUL ENCLOSED REAR GARDEN

Godolphin, Tamworth, B79 7UF

£340,000



Property Description

Entrance is gained via UPVC double glazed entrance door leading to entrance hallway,

ENTRANCE HALLWAY With wall mounted double radiator, built-in airing cupboard housing Baxi boiler, access to loft space, door to bedrooms, shower room and lounge.

LOUNGE 14' 11" narrowing to 12' x 18' 2" (4.55m x 5.54m) Double glazed bay window to front aspect, electric fire in marble surround, two ceiling lights, coving, two wall mounted double radiators, space for dining table.

KITCHEN 11' 3" x 8' 10" (3.43m x 2.69m) Wall mounted and base units with rolled top work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer taps over, tiled splash backs, four ring electric hob, built-in double oven, further oven and built-in microwave, integrated dishwasher, space for fridge, separate freezer and washing machine, wall mounted double radiator, door leading to conservatory.

CONSERVATORY 9' 1" x 7' 6" (2.77m x 2.29m) With double glazed windows to three aspects, double glazed French doors leading to rear garden, wall mounted double radiator, polycarbonate roof.

BEDROOM ONE 13' 2" to wardrobe fronts x 9' 11" (4.01m x 3.02m) Window to rear aspect overlooking rear garden, wall mounted central heating radiator, an excellent range of wall to wall fitted wardrobes, coving to ceiling.

BEDROOM TWO 10' x 10' (3.05m x 3.05m) Double glazed window to front aspect, wall mounted double radiator, coving to ceiling.

REFITTED SHOWER ROOM 8' 8" x 6' (2.64m x 1.83m) Refitted three piece white suite comprising low level flush wc with concealed cistern, wash hand basin in vanity unit with drawers and cupboards beneath, double shower cubicle with hand held shower attachment and mains fed shower, wall mounted heated towel rail, recess spotlights to ceiling.

OUTSIDE There is a lawned fore-garden, generous driveway providing off road parking for multiple vehicles leading to the car port and in turn to the single garage.

GARAGE 16' 4" x 8' 4" (4.98m x 2.54m) With up and over door to front, power and light connected, half glazed UPVC door leading to rear garden.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Having a generous patio area abutting the rear of the property, the remainder of the garden is laid to lawn with raised flower beds, enclosed by panelled fencing, having an excellent degree of privacy and seclusion with a beautiful back drop of mature trees.

AGENTS NOTE This property is being sold with no onward chain and is situated on the popular Riverside development which offers local shops and facilities is within close proximity to bus routes leading to Tamworth town centre and Lichfield.

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 limited for EE, Three and Vodafone and data limited for EE, Three, O2 and Vodafone.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 2 Mbps. Highest available

upload speed 0.4 Mbps.
Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 8 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.

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

