

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

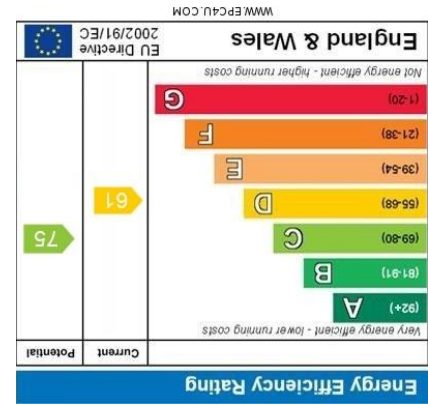
Total area: approx. 1159.9 sq. feet



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)



- THREE GOOD SIZE BEDROOMS
- DRIVEWAY
- GARAGE
- HALLWAY
- GUESTC
- KITCHEN DINER



Norman Close, Coton Green, Tamworth, B79 8NQ

£290,000



Property Description

RECEPTION PORCH 6' 6" x 3' (1.98m x 0.91m) Having a double glazed entrance door, double glazed window and an internal wooden double glazed door leading to:-

THROUGH HALLWAY Stairs leading off to the first floor landing, radiator, door to an under stairs storage cupboard and further doors leading off to:-

GUEST WC Having low level w.c, wash hand basin and window to front.

KITCHEN DINER 15' 2" x 9' 8" (4.62m x 2.95m) Double glazed window to front aspect, double panelled radiator, tiled effect floor, range of fitted base and eye level units, roll edge work surfaces, eye level double oven, stainless steel sink, 4 ring gas hob with an extractor hood above, space and plumbing for a dishwasher, built in fridge, low level space for a freezer, tiled splash back areas.

LOUNGE 16' 2" x 12' 2" (4.93m x 3.71m) Having a feature fireplace with an inset coal effect gas fire, double panelled radiator and double glazed sliding patio style doors leading to:-

SITTING/DINING ROOM 15' 2" x 7' 6" (4.62m x 2.29m) Laminated wooden effect flooring, double panelled radiator, two pairs of double glazed French doors leading out to the rear garden, door to:-

UTILITY ROOM 8' x 7' 9" (2.44m x 2.36m) Opaque double glazed door leading out to the rear garden, laminated wooden effect flooring, fitted base and eye level units, roll edge work surface, stainless steel sink, space and plumbing for a washing machine, further appliance space, tiled splash back area, double panelled radiator and a door to the garage.

GARAGE 16' 3" x 8' 7" (4.95m x 2.62m) Having an up and over door, power, light and housing the combi boiler.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Opaque double glazed window to side aspect, door to a useful shelved storage cupboard and further doors leading off to:-

BEDROOM ONE 9' 9" x 11' 9" to the fitted wardrobes (2.97m x 3.58m) Double glazed window to front aspect, single panelled radiator and fitted wardrobes with sliding doors.

BEDROOM TWO 13' 3" x 8' 5" (4.04m x 2.57m) Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE 9' 4" x 7' 5" (2.84m x 2.26m) Double glazed window to rear aspect and a single panelled radiator.

BATHROOM 6' x 5' 5" (1.83m x 1.65m) Opaque double glazed window to front aspect, tiled floor, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath with a chrome mixer style shower over, shower screen, tiled walls, PVC panelled ceiling with recessed down lights.
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 EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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.



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?
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