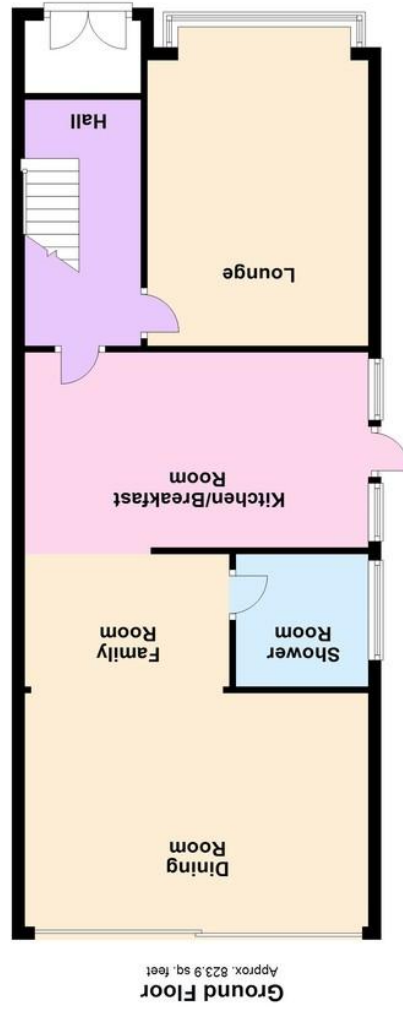
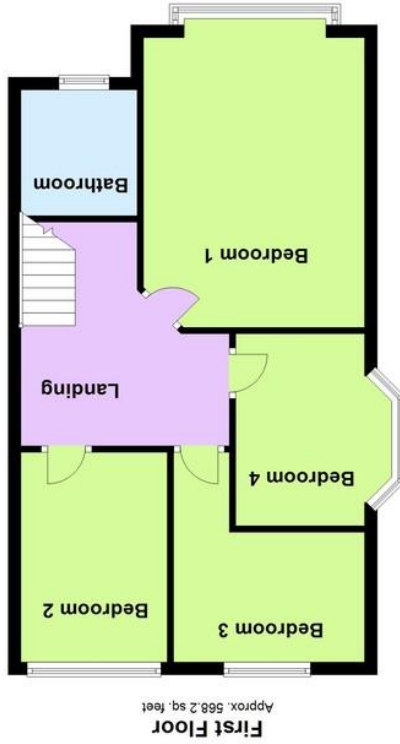


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1392.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- COSY LOUNGE
- MODERN BREAKFAST KITCHEN
- FAMILY AREA
- DINING AREA
- DOWNSTAIRS SHOWER ROOM

Tamworth Road, Amington,  
 Tamworth, Staffordshire, B77 3BT

£325,000





## Property Description

Tamworth Road is a beautifully presented extended four bed semi-detached family home.

Approach the property via driveway and double doors into:-

ENCLOSED PORCH With further door into:-

HALLWAY With tiled flooring, stairs leading to first floor and under stairs storage.

LOUNGE 11' 6" x 14' (3.51m x 4.27m) Having double glazed box window to front, feature fireplace and central heating radiator.

BREAKFAST KITCHEN 10' 5" x 18' (3.18m x 5.49m) Having been recently refitted with tiled flooring, double glazed windows to side and door to side, a range of modern high gloss wall and base units and work surfaces, centre island breakfast bar, integrated cooker, spotlighting to the ceiling, plumbing for washing machine, integrated dishwasher, sink with mixer tap and induction hob.

FAMILY AREA 11' 2" x 9' 4" (3.4m x 2.84m) With tiled flooring and leads to:-

OPEN CONSERVATORY Having double glazed sliding doors, tiled flooring and central heating radiator.

DOWNSTAIRS SHOWER ROOM Having walk in shower cubicle, double glazed window to side, spot lighting, wash hand basin and low level WC.

FIRST FLOOR

LANDING Having doors off to bedroom.

BEDROOM TWO 13' 6" x 8' 1" (4.11m x 2.46m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 19' 1" (58.34m) Having double glazed window to rear, fitted wardrobes and central heating radiator.

BEDROOM FOUR 8' 8" x 6' 5" (2.64m x 1.96m) Having double glazed window to side and wardrobe.

BEDROOM ONE 12' 1" x 14' 11" (3.68m x 4.55m) Having double glazed window to front and central heating radiator.

BATHROOM Having bath with electric shower over, pedestal wash hand basin, stainless steel towel rail, tiled walls and double glazed window to front.

REAR GARDEN Having paved patio area, lawn area, shrub and plant borders and garden seating area to the rear.

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed

8Mbps. Highest available upload speed 0.9Mbps.  
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 - 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.

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

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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