

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Tamworth | 01827 68444 (option 1)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....Date .....



- FOR SALE VIA MODERN METHOD OF AUCTION
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE DINER
- SPACIOUS LOUNGE
- FAMILY BATHROOM

High Tor, Woodlands Close, Dordon, Tamworth, B78 1SP

£325,000





## Property Description

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

The property has an abundance of potential and is located in the popular Dordon location, which benefits from being close to excellent schools, local amenities and commuter routes! Perfect for investors, families looking for their next home!

In brief the property comprises; Entrance porch, lounge, kitchen diner and utility room, conservatory, three bedrooms and a family bathroom.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

OUTSIDE To the front there are mature shrubs.

LOUNGE 18' 9" x 11' 11" (5.72m x 3.63m) Double glazed window to front, radiator, wood effect laminate flooring, double door to garden.

KITCHEN DINER 18' 8" x 12' 4" (5.69m x 3.76m) Wood effect laminate flooring, double glazed windows to front and rear, wall and base units, tiled splash back, range oven, Belfast sink, plumbing for washing machine

UTILITY 15' 11" x 6' (4.85m x 1.83m) Base units, sink, power points.

BATHROOM 9' 9" x 6' 9" (2.97m x 2.06m) Double glazed windows to rear, walk in shower, sink, w/c, part tiled walls, heated towel rail.

BEDROOM ONE 12' 10" x 12' (3.91m x 3.66m) Double glazed windows to front, power points, radiator.

BEDROOM TWO 12' x 9' 9" (3.66m x 2.97m) Wood effect laminate flooring, double glazed windows to front, power points, radiator.

BEDROOM THREE 8' 11" x 8' 9" (2.72m x 2.67m) Double glazed windows to rear, wood effect laminate flooring, power points, radiator.

CONSERVATORY 22' 3" x 19' 7" (6.78m x 5.97m) Double glazed windows, wood effect laminate flooring, door to garden.

REAR Large plot with planning permission for a bungalow.

Council Tax Band E - North Warwickshire

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 50 Mbps. Highest available upload speed 9 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

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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