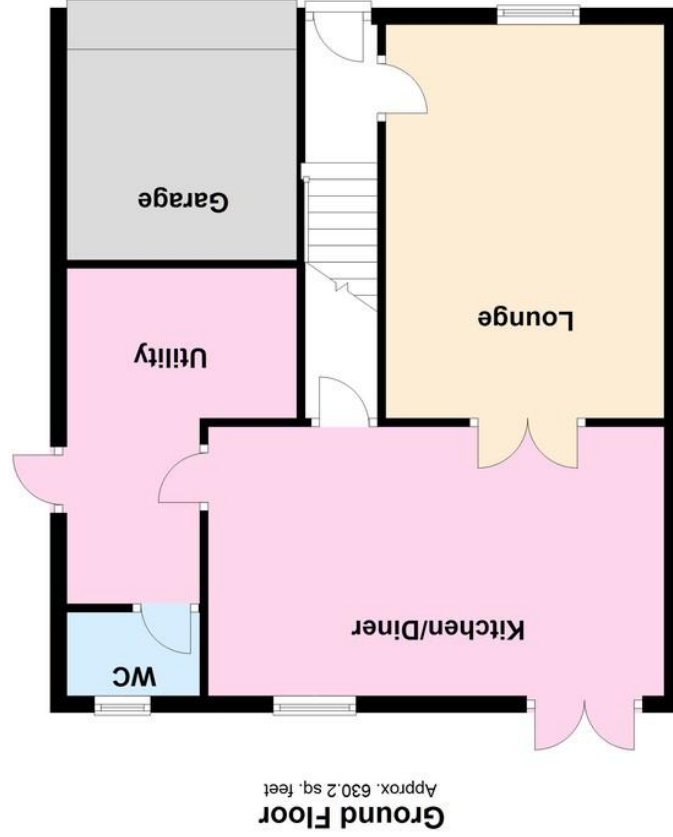
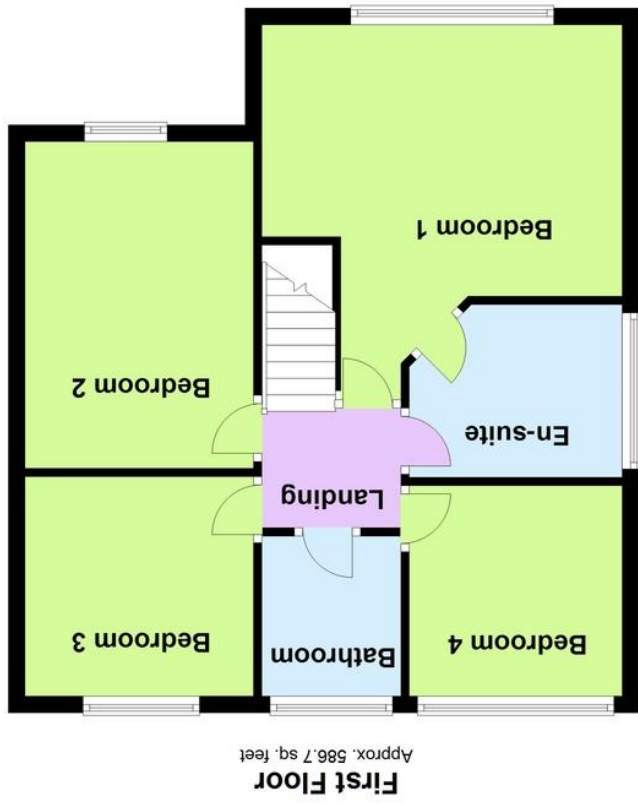
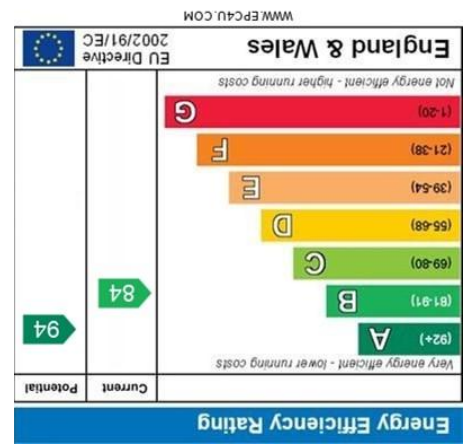


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 1216.9 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing if 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)

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.

SignedDate



- STUNNING LOCATION
- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINER
- MULTI CAR DRIVEWAY
- LARGE UTILITY
- GYEST WC

6 Spicer Close, Tamworth, B79 8FG

£365,000



Property Description

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

A beautifully presented modern four bedroom detached family home, set in a prime location of Coton Lane with open aspect to the fore, large driveway providing parking for multiple vehicles.

Front door into:-

HALLWAY With stairs to the first floor and leading into:-

SPACIOUS LOUNGE 16' 4" x 11' 1" (4.98m x 3.38m) With double glazed window to front, central heating radiator, double doors leading to kitchen diner.

KITCHEN DINER 10' 8" x 18' 4" (3.25m x 5.59m) With a range of wall and base units and work surfaces, gas hob, integrated oven, space for fridge, dishwasher, stainless steel sink with mixer taps and spotlighting, wood effect flooring, double doors leading to the garden and double glazed window to rear.

UTILITY ROOM 8' 8" x 11' 6" (2.64m x 3.51m) Having plumbing for washing machine and tumble dryer, fitted cupboards for shoe storage and double glazed door leading to the side.

GUEST WC Central heating radiator, low level wc, wash hand basin and double glazed window to rear.

FIRST FLOOR LANDING 6' 7" x 6' 11" (2.01m x 2.11m) With storage cupboard and doors off to:-

BEDROOM ONE 14' 4" x 13' 2" (4.37m x 4.01m) With storage cupboard, double glazed window to front, central heating radiator.

EN SUITE With pedestal wash hand basin, low level wc, cubicle with mixer shower, central heating radiator.

BEDROOM TWO 12' 3" x 9' 4" (3.73m x 2.84m) With double glazed window to front, central heating radiator.

BEDROOM THREE 9' 4" x 9' 8" (2.84m x 2.95m) With double glazed window to rear, central heating radiator.

BEDROOM FOUR 9' 7" x 7' 3" (2.92m x 2.21m) Double glazed window to rear and central heating radiator.

REAR GARDEN Landscaped with paved patio, lawned area and shrub and plant borders.

Council Tax Band B - Tamworth

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

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



Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 52Mbps. Highest available upload speed 10Mbps.

Broadband Type = Ultrafast Highest available download speed 500Mbps. Highest available upload speed 50Mbps.

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.

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