

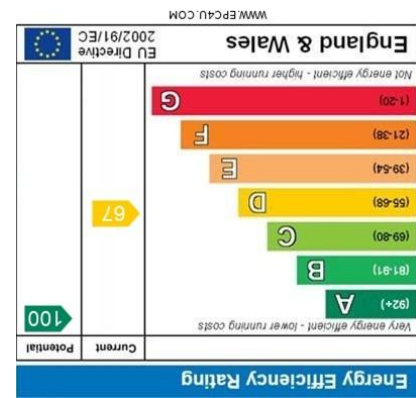
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**



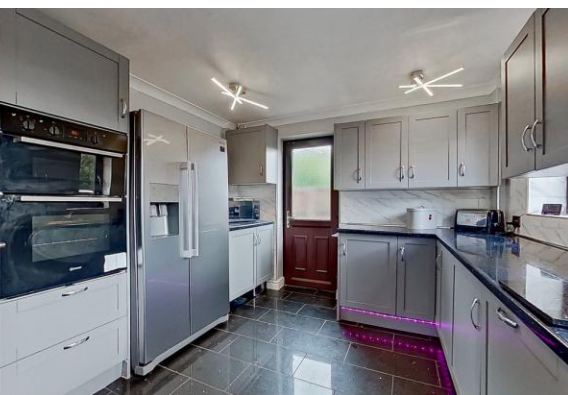
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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)

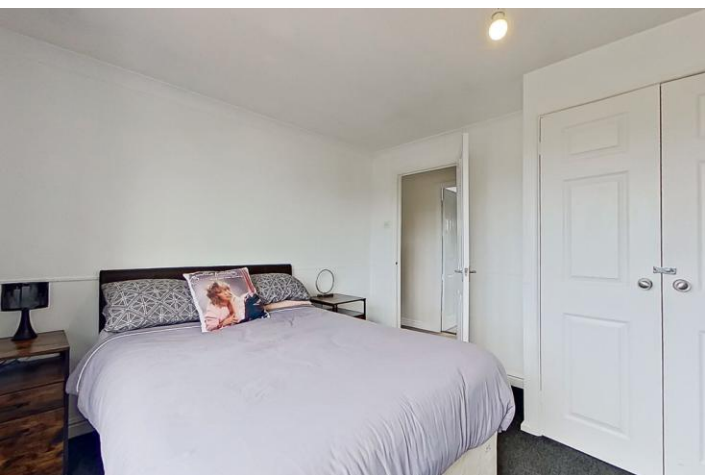


- WOW WHAT A PROPERTY
- STUNNING VIEWS
- EXTENSIVE DRIVEWAY
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- REFITTED KITCHEN

Ashby Road, No Mans Heath, Tamworth, B79 0NX

£400,000





## Property Description

A well presented three bedroom detached family home, set in the prime location of No Mans Heath, this property is surrounded by fields and must be viewed to be appreciated.

Approach the property via gated block paved driveway, canopied porch and front door into:-

### HALLWAY

**FAMILY ROOM** 8' 5" x 12' 10" (2.57m x 3.91m) With central heating radiator, double glazed window to side, double glazed window to front.

**KITCHEN** Having been recently refitted with work surfaces and wall and base units, dishwasher and washing machine plumbing, space for American style fridge/freezer, double oven and gas hob, sink with mixer tap, double glazed window to rear and double glazed door to side.

**LOUNGE** 13' 9" x 11' 9" (4.19m x 3.58m) With double glazed window to front and central heating radiator.

**DINING ROOM** 10' 9" x 9' 5" (3.28m x 2.87m) With central heating radiator, sliding doors leading to conservatory.

**CONSERVATORY** 10' 2" x 16' 3" (3.1m x 4.95m) Double glazed and half brick built.

**REAR GARDEN** Having paved patio, lawn area, open views and garden shed to the rear (6m x 3m).

**SUMMERHOUSE (POD)** 18' 0" x 13' 1" (5.5m x 4m) Having power and lighting, insulated, double doors leading into, carpeted, fitted with eight USB sockets.

Outside smart lighting and consumer unit.

**FIRST FLOOR LANDING** Double glazed window to side, central heating radiator.

**BEDROOM THREE** 10' 11" x 7' 11" (3.33m x 2.41m) With double glazed window to front and central heating radiator.

**BEDROOM TWO** 10' 9" x 12' 3" (3.28m x 3.73m) With double glazed window to front, central heating radiator and fitted wardrobes.

**BEDROOM ONE** 13' 5" x 10' 5" (4.09m x 3.18m) With double glazed windows to rear, double fitted wardrobe, central heating radiator.

**EN SUITE BATHROOM** Having panelled bath with electric shower over, low level wc, vanity storage and wash hand basin and stainless steel towel rail.

**LUXURY SHOWER ROOM** Having walk-in shower with glazed screen, tiled walls and flooring, vanity storage, low level, double glazed window to side.

Council Tax Band D - North Warwickshire

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

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

Networks in your area - 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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