

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

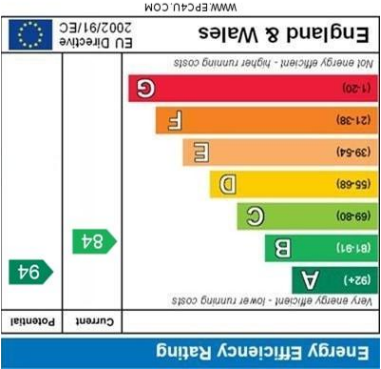


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyer.



Tamworth | 01827 68444 (option 1)



- LOVELY POSITION
- OPEN ASPECT TO FRONT
- CORNER PLOT
- SPACIOUS LOUNGE
- KITCHEN DINER
- UTILITY



Coltsfoot Close, off Meadow Way , Tamworth, B79 0EG

£405,000





## Property Description

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

A four bedroom detached family home set on the Barley Fields estate, overlooking fields to the front. The plot is on the corner with a large driveway leading to garage, lawned fore-garden with shrub and plant borders, path leading to front door into:-

HALLWAY Having laminate flooring, stairs to first floor, central heating radiator.

GUEST WC With low level wc, wash hand basin, tiled flooring and tiled splash backs.

KITCHEN DINER 18' x 9' 11" (5.49m x 3.02m) With wall and base units and work surfaces, double glazed windows to rear, double doors leading to the conservatory, central heating radiator, integrated fridge/freezer, double oven, gas hob and dishwasher, breakfast bar, tiled splash backs and tiled flooring.

UTILITY ROOM 6' 8" x 4' 6" (2.03m x 1.37m) With central heating radiator, base units with plumbing for washing machine and sink with mixer tap, tiled flooring.

SPACIOUS LOUNGE 9' 5" x 17' 6" (2.87m x 5.33m) With double glazed bay window to side, laminate flooring and double glazed window to side and double glazed window to the front.

FIRST FLOOR LANDING Having double glazed window to front and central heating radiator.

BEDROOM ONE 9' 5" x 17' 7" (2.87m x 5.36m) Two double glazed windows to side and one to the front, fitted wardrobes.

EN SUITE Central heating radiator, double glazed window to side, pedestal wash hand basin, low level wc, double shower with mixer shower, tiled flooring and walls.

BEDROOM TWO 10' 2" x 10' 1" (3.1m x 3.07m) With double glazed window to rear, central heating radiator, fitted wardrobes.

BATHROOM With panelled bath, double glazed window to front, pedestal wash hand basin, tiled floor and walls, separate shower cubicle with glazed screen and mixer shower and fully tiled.

SECOND FLOOR Having storage cupboard.

BEDROOM THREE 10' 2" x 15' 5" (3.1m x 4.7m) Double glazed window to front and side, central heating radiator, useful storage cupboard.

BEDROOM FOUR 13' 7" x 9' 7" (4.14m x 2.92m) Useful storage cupboard, double glazed window to side and double glazed window to front.

GARAGE 19' x 10' 6" (5.79m x 3.2m) Detached, up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Having paved patio and lawned area.

Council Tax Band E - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 59 Mbps. Highest available upload speed 13 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?

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