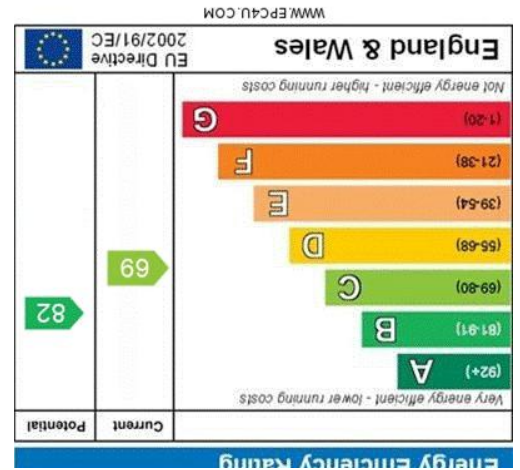


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- BEAUTIFULLY PRESENTED
- FOUR BEDROOM DETACHED
- OPEN PLAN KITCHEN DINER
- COSY LOUNGE
- DELIGHTFUL REAR GARDEN
- GUEST WC

Lindisfarne, Glascote, Tamworth, B77 2QN

£365,000



Property Description

Entrance hallway, living room, open plan kitchen/diner, utility room, downstairs w/c, garage, four bedrooms with the master benefiting from en suite bathroom, family bathroom, private and enclosed rear garden

LIVING ROOM 11' 4" x 14' 10" (3.478m x 4.541m) A spacious living room on the front of the property with double glazed upvc windows allowing a lot of light to come into the room, access through into the kitchen/diner space.

KITCHEN DINER 24' 11" x 8' 10" (7.609m x 2.707m) A very well extended kitchen/dining space, built in appliances, with a doorway leading to the side of the property, large upvc double glazed windows to the rear, double doors leading to the garden.

UTILITY ROOM 6' 10" x 3' 11" (2.090m x 1.21m) Situated off the kitchen/diner, built in storage, wash basin and house hold appliances, upvc double glazed window to the side aspect.

DOWNSTAIRS WC 4' 8" x 3' 5" (1.439m x 1.044m) Ceramic w/c and hand wash basin, radiator, ceiling light point, obscured upvc double glazed window, ceramic tiled flooring.

FIRST FLOOR

MASTER BEDROOM 12' 1" x 12' 3" (3.705m x 3.739m) A large master bedroom, carpeted flooring, upvc double glazed window to the front aspect, tv point, electrical sockets, radiators.

EN SUITE BATHROOM 4' 1" x 9' 3" (1.259m x 2.831m) A spacious size en-suite with a walk in shower, ceramic w/c and hand wash basin, obscured upvc double glazed window.

BEDROOM TWO 11' 0" x 11' 1" (3.369m x 3.39m) A very light and generous sized second bedroom, large upvc double glazed windows to the front aspect, carpeted flooring, radiator, electrical sockets.

BEDROOM THREE 9' 0" x 9' 5" (2.768m x 2.891m) A very good size double bedroom, large upvc double glazed windows to the front aspect, carpeted flooring, radiator, electrical sockets.

BEDROOM FOUR 9' 0" x 7' 8" (2.768m x 2.362m) Currently being used as an office space, this bedroom is still has enough space to fit a double bed, radiator, window to the side aspect, electrical sockets.

FAMILY BATHROOM 6' 9" x 6' 0" (2.065m x 1.832m) Well decorated with a upvc double glazed window to the rear aspect, bath, shower, wash basin and toilet.

REAR GARDEN Patio area with brick BBQ, and two very well positioned seating areas, greenhouse and two sheds, as well as a vegetable patch.

FRONTAGE Tarmaced driveway for 2 vehicles, front access to the garage.

Council Tax Band D - Tamworth Borough Council

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



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

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