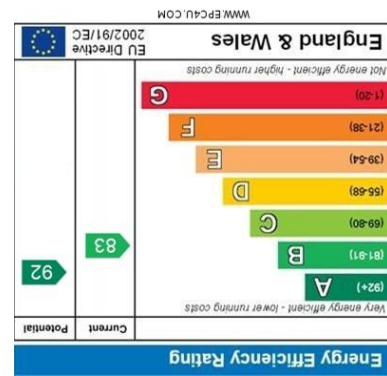


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- FOUR DOUBLE BEDROOMS
- GARAGE
- DRIVEWAY
- SPACIOUS LOUNGE
- GUEST WC
- ENSUITE TO MASTER

Croft Close, Two Gates, Tamworth, B77 1BF

£385,000



Property Description

A superb cul de sac situated family detached house built-in 2018 and benefiting from the remainder of the NHBC warranty. Having the advantage of gas central heating and UPVC double glazing, the property is very well located with regard to local schools and shops and is very well positioned for commuting via road and rail.

The owners have created a superb open plan kitchen/dining room which compliments the spacious lounge, reception hall and fitted guest cloakroom.

The first floor provides four very well proportioned bedrooms together with en suite shower room and family bathroom and outside is a double width driveway and garage. Set within neatly laid gardens the attractively presented property needs to be viewed internally to be appreciated and in more detail comprises:-

CANOPY PORCH With double glazed front door leading through to:-

RECEPTION HALL With radiator, staircase leading off.

FITTED CLOKROOM With double glazed window, radiator, pedestal wash basin with splash back and low level wc.

SPACIOUS LOUNGE 14' 10" x 16' 5" (4.52m x 5m) With two radiators, two double glazed windows and double glazed French doors to the garden.

DINING KITCHEN 28' 1" x 8' 10" (8.56m x 2.69m) With double glazed window to front and double glazed double French doors to the rear, double glazed side window and having a range of units incorporating sink unit, base cupboards and drawers, complimentary wall cupboards, plumbing for washing machine, gas hob with extractor over, electric double oven, two radiators, inset spotlights.

FIRST FLOOR LANDING With access to loft with pull down ladder and having part boarding.

BEDROOM ONE 10' 10" x 12' 9" plus wardrobes (3.3m x 3.89m) With radiator, built-in wardrobes along one wall, double glazed window to front.

EN SUITE SHOWER ROOM With arched double glazed window, radiator, half tiled walls, pedestal wash basin with mixer tap, low level wc, separate shower compartment with thermostatic shower over.

BEDROOM TWO 13' 9" x 9' (4.19m x 2.74m) With radiator, double glazed window to front.

BEDROOM THREE 11' 8" x 8' 8" (3.56m x 2.64m) With radiator, double glazed window to rear.

BEDROOM FOUR 10' 9" x 9' 9" (3.28m x 2.97m) With radiator, double glazed window to rear.

FAMILY BATHROOM With radiator, double glazed window, half tiled walls, panelled bath, pedestal wash basin, low level wc.

GARAGE 16' 6" x 8' 2" (5.03m x 2.49m) With up and over door, electric light, power points, gas fired central heating boiler. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The house stands behind a lawned fore-garden with inset tree together with double width tarmac drive. There is gated access to the left hand boundary to the rear.

There is an enclosed boundary with full width patio, lawn, fenced boundaries.

Council Tax Band E - Tamworth Borough Council



Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data likely available for O2, limited for EE, Three, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?
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