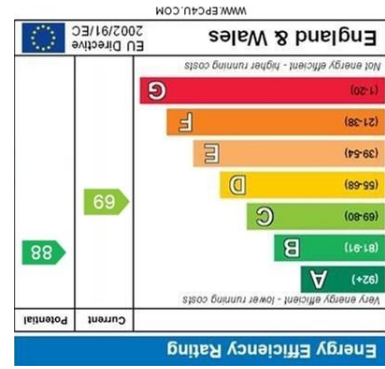


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- IDEAL FOR ACCESS TO EXCELLENT LOCAL SCHOOLS
- BLOCK PAVED DRIVEWAY
- NORTH SIDE OF TAMWORTH
- DOUBLE GLAZING
- CENTRAL HEATING

Chestnut Avenue, Tamworth, B79 8QX

£290,000





## Property Description

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

This stunning three bed semi detached family home is situated within the ever popular north side of Tamworth and is ideally placed for access to excellent local education centres. The property in brief comprises of entrance hall, bathroom, store, kitchen, family room, living room, three bedrooms and a first floor wc. There is a driveway to the side and a charming enclosed garden to the rear with block paved patio, lawns and mature borders.

**LIVING ROOM** 17' x 9' 9" (5.18m x 2.97m) Carpeted, built-in cupboard, double glazed window to the front, ceiling light, radiator, power points.

**KITCHEN** 14' 9" x 10' 10" (4.5m x 3.3m) Engineered oak flooring, range of wall and base units, built-in oven and hob, real wood work surfaces, tiled splash backs, radiators, down-lighters, breakfast bar, stainless steel sink and drainer.

**FAMILY ROOM** 14' 8" x 9' 1" (4.47m x 2.77m) Engineered oak flooring, double glazed double doors through to the rear, double glazed window to the rear, ceiling light, power points, radiator.

**DOWNSTAIRS FAMILY BATHROOM** 5' 1" x 12' 5" (1.55m x 3.78m) Tile effect vinyl flooring, sink incorporated into vanity unit, low level wc, bath, tiled splash backs, walk-in shower, heated towel rail.

### FIRST FLOOR

**BEDROOM ONE** 14' x 9' 9" (4.27m x 2.97m) Carpeted, double glazed bay window to the front, ceiling light, power points, radiator.

**BEDROOM TWO** 9' 10" x 10' 3" (3m x 3.12m) Carpeted, double glazed window to the rear, ceiling light, power points, radiator.

**BEDROOM THREE** 10' x 5' 7" (3.05m x 1.7m) Carpeted, double glazed window to the rear, ceiling light, power points, radiator.

**WC** Tile effect vinyl flooring, low level wc, wash hand basin, tiled splash backs, double glazed window to the side, ceiling light.

**OUTSIDE** The rear garden has block paved patio, lawn, pergola, mature borders.

To the front and side is a block paved driveway.

Home office/sunroom with electric and double doors.

Council Tax Band B - Tamworth borough Council

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

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

Broadband coverage :-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 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 100 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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