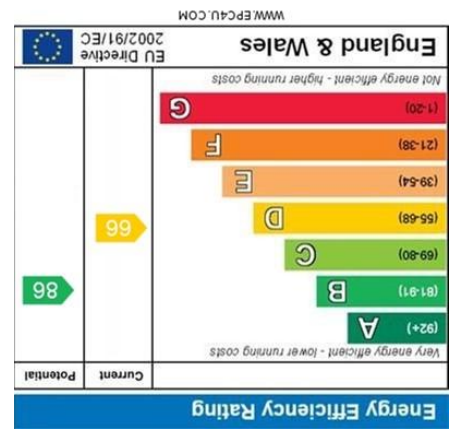


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- RIVERSIDE
- FOUR BEDROOMS
- EN SUITE
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM

Godolphin, Tamworth, B79 7UF

£345,000



Property Description

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

Approach via large tarmac driveway with lawned fore-garden with shrub and plant borders, two side gated accesses to the rear garden, front door into:-

PORCH Further door into:-

HALLWAY With stairs to first floor, central heating radiator and doors off to:-

BREAKFAST KITCHEN 8' 1" x 9' 1" (2.46m x 2.77m) With a range of wall and base units, plumbing for washing machine, work surfaces, stainless steel with mixer tap, double glazed window to rear, gas hob with extractor over and oven, opening out to breakfast area, having double glazed window to rear, central heating radiator and double glazed door to side.

DINING ROOM 16' 3" x 7' (4.95m x 2.13m) Having central heating radiator, double glazed window to front and wood effect flooring.

SPACIOUS LOUNGE 23' 9" x 11' 1" (7.24m x 3.38m) Double glazed window to front, central heating radiator, feature lighting, electric feature fireplace, double glazed sliding doors leading to conservatory.

CONSERVATORY 9' 9" x 8' 1" (2.97m x 2.46m) Double glazed and half brick built with double glazed door leading to garden with wood effect flooring.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 15' 9" x 7' (4.8m x 2.13m) Double glazed window to front and central heating radiator.

EN SUITE With tiled shower cubicle with electric shower, pedestal wash hand basin, low level wc, double glazed window to rear and central heating radiator.

FAMILY BATHROOM With panelled bath and shower over, low level wc, pedestal wash hand basin, fully tiled walls and double glazed window to rear.

BEDROOM TWO 9' 7" x 10' 11" (2.92m x 3.33m) Wardrobe, central heating radiator and double glazed window to rear.

BEDROOM THREE 9' 8" x 7' 8" (2.95m x 2.34m) Double glazed window to front, central heating radiator, wood effect flooring.

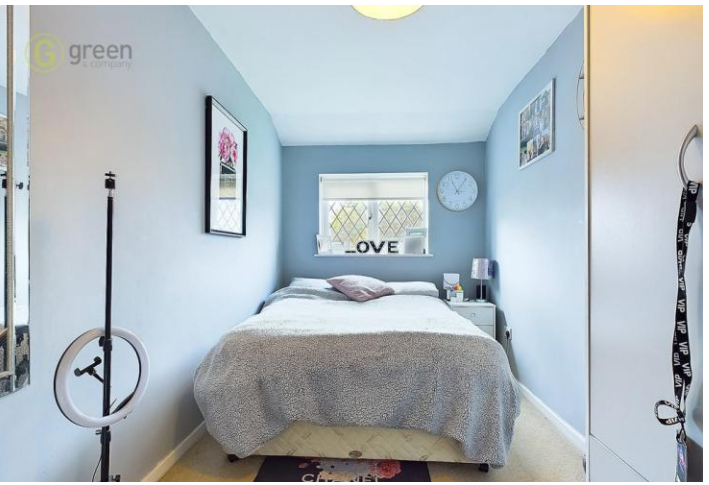
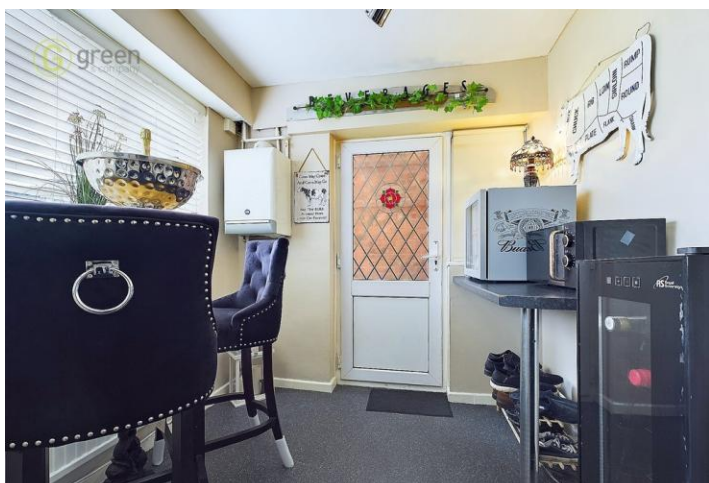
BEDROOM FOUR 6' 10" x 9' 3" (2.08m x 2.82m) Double glazed window to front and central heating radiator.

REAR GARDEN Having patio area to rear and garden shed, lawned area and shrub and plant borders.

Council Tax Band C - Tamworth Borough Council

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 2Mbps. Highest available upload speed 0.4Mbps

Broadband Type = Superfast Highest available download speed 43Mbps. Highest available upload speed 8Mbps

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps

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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