

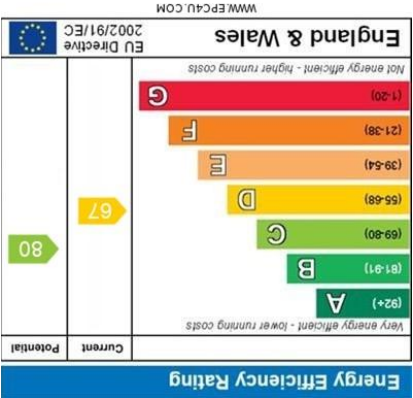
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- SHOW HOME STANDARD
- FOUR BEDROOMS
- KITCHEN DINER
- LOUNGE
- FAMILY ROOM
- LARGE DRIVEWAY



Abbey Road, Glascote, Tamworth, B77 2QE | Asking Price Of £325,000



Property Description

A four bedroom modern detached, set in a prime location of Abbots Gate.

Approach the property via the large driveway which is part tarmac and part block paved, front door into:-

HALLWAY Having tiled flooring, central heating radiator, door to:-

GUEST WC Low level wc, wash hand basin, window to front.

LOUNGE 16' 3" x 13' 11" (4.95m x 4.24m) Spacious with a gas feature fireplace, double glazed window to front and double glazed window to side, oak doors throughout and stairs leading to the first floor.

KITCHEN DINER 16' x 9' 9" (4.88m x 2.97m) Open with double glazed window to rear and double doors leading to the garden, tiled flooring, wall and base units, wood effect work surfaces, sink with mixer tap, integrated double oven and microwave and gas hob, archway leading to:-

FAMILY ROOM 8' 6" x 16' 3" (2.59m x 4.95m) Double glazed window to front, laminate flooring, double doors leading to the garden, central heating radiator.

FIRST FLOOR LANDING Oak doors off and airing cupboard used for storage.

BEDROOM ONE 8' 6" x 16' 3" (2.59m x 4.95m) Double glazed window to front and rear, central heating radiator.

BEDROOM TWO 8' 6" x 11' (2.59m x 3.35m) Double glazed window to rear, fitted wardrobes, central heating radiator.

BEDROOM THREE 8' 6" x 10' 10" (2.59m x 3.3m) Double glazed window to front, fitted wardrobe, central heating radiator.

BEDROOM FOUR 7' 2" x 7' 8" (2.18m x 2.34m) Double glazed window to front, central heating radiator and useful storage cupboard.

FAMILY BATHROOM 7' 3" x 5' 11" (2.21m x 1.8m) Low level wc, double glazed window to rear, bath with electric shower over, wash hand basin with vanity underneath.

REAR GARDEN Having paved patio area and side access, lawn area, summer house, further gravelled area and side gated access, shrub and plant borders.

Council Tax Band D - Tamworth

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 15 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 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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