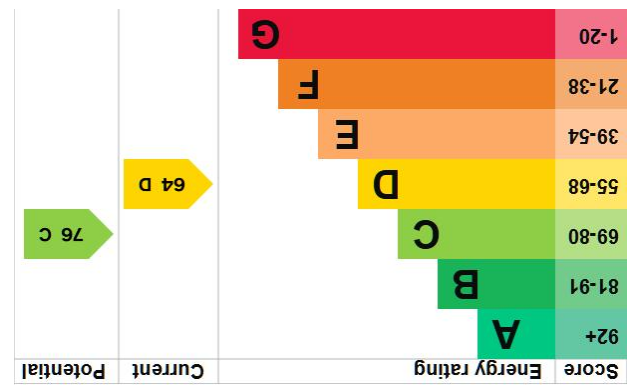


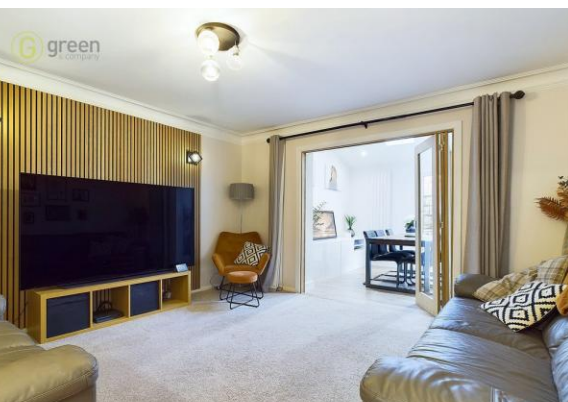
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



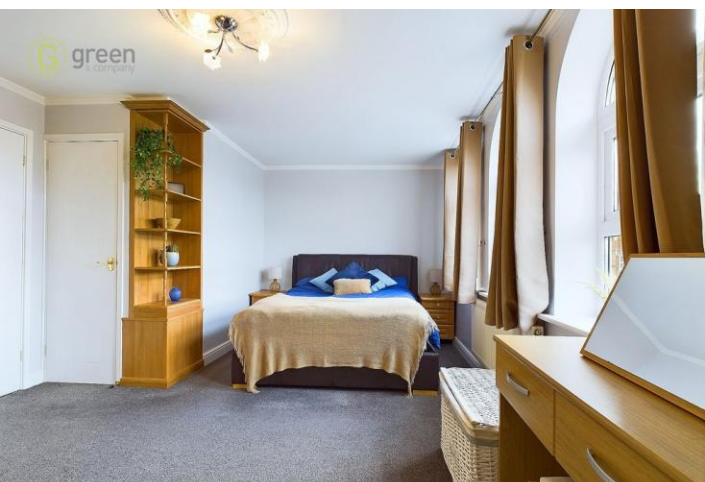
Tamworth | 01827 68444 (option 1)



- EXTENDED FOUR BEDROOM DETACHED
- CORNER PLOT
- LARGE DRIVEWAY
- SPACIOUS HALLWAY
- STUDY
- GUEST WC

Falmouth Drive, Amington, Tamworth, B77 3QJ

Offers In Excess Of
 £425,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Falmouth Drive is a well presented extended four bed detached family home, set in the prime location of Amington Fields on a lovely corner plot.

Approached the property via the tarmac driveway with front door into:-

DOUBLE GLAZED PORCH With further door into:-

HALLWAY With wood effect flooring, central heating radiator, doors off to:-

UTILITY AREA 10' 6" x 8' 1" (3.2m x 2.46m) With plumbing for washing machine and space for tumble dryer and door leading into garage/store room.

STUDY 11' 9" x 10' 7" (3.58m x 3.23m) With double glazed window to front and central heating radiator.

GUEST WC With double glazed window to side, central heating radiator, wash hand basin and low level WC and tiled splash backs.

LIVING ROOM 13' 8" x 13' 10" (4.17m x 4.22m) With bi-fold oak doors, central heating radiator and opens out to:-

DINING ROOM/FAMILY AREA 9' 5" x 20' 10" (2.87m x 6.35m) Having Velux windows to ceiling, bi-fold doors leading out to garden and opens out to the newly fitted kitchen.

KITCHEN 12' 7" x 10' 3" (3.84m x 3.12m) With a range of wall and base units, work surfaces, space for range cooker, integrated fridge and dishwasher.

FIRST FLOOR

LANDING With double glazed window to side and doors off to:-

BEDROOM FOUR 10' 6" x 8' 2" (3.2m x 2.49m) With double glazed window to rear and central heating radiator and fitted wardrobes.

BEDROOM THREE 8' 3" x 7' 1" (2.51m x 2.16m) With double glazed window to rear, fitted wardrobes and central heating radiator.

BEDROOM TWO 9' 1" x 8' 10" (2.77m x 2.69m) With sliding fitted wardrobes, central heating radiator, double glazed window to rear.

LUXURY BATHROOM With panel bath, shower over, double glazed window to side, low level WC, heated towel rail and pedestal wash hand basin and ceramic tiling.

BEDROOM ONE 12' 1" x 18' 6" (3.68m x 5.64m) With three feature windows to front, central heating radiator, a range of fitted wardrobes with over lighting, door leading to:-

ENSUITE With double shower cubicle with sliding glazed screen, ceramic tiling, mixer shower over, low level WC and pedestal wash hand basin and double glazed window to front.

REAR GARDEN Having side gated access, landscaped ceramic paving to both sides of the property, lawned area and shrub and plant borders.

Council Tax Band D 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 available but limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5Mbps.
Broadband Type = Superfast Highest available download speed 155 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444