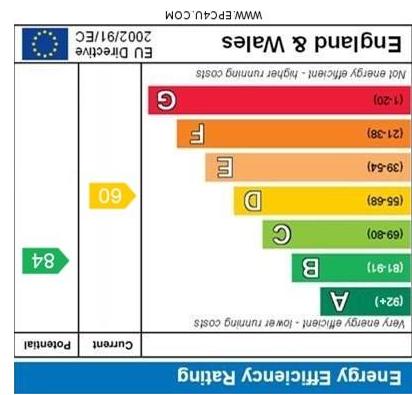


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- SEMI DETACHED BUNGALOW
- SOUTH FACING GARDEN
- THREE DOUBLE BEDROOMS
- DINING ROOM
- BREAKFAST KITCHEN
- CONSERVATORY

Sharpe Street, Tamworth, B77 3HZ

Offers over £300,000



Property Description

Sharpe Street sits on the east side of Amington and this spacious dormer bungalow offers lots of living room and good sized bedrooms. Set behind a good sized driveway the property has an entrance hall, large lounge, utility room, large storage area, two bedrooms, a spacious kitchen, conservatory and a downstairs shower room - all on the ground floor.

Upstairs, there are two further double bedrooms along with a bathroom. The rear garden is a real delight, with solid decking leading to a well maintained lawn and mature planted beds. Call today for more information or to see inside!

ENTRANCE PORCH Double glazed door to front elevation and double glazed windows to side and rear elevations.

ENTRANCE HALLWAY Central heating radiator, stairs to first floor accommodation and central heating radiator.

GROUND FLOOR SHOWER ROOM Double glazed window to side elevation, walk in shower, wash hand basin, central heating radiator and W.C.

DINING ROOM 12' x 8' 7" (3.66m x 2.62m) Ground floor. Double glazed window to rear elevation and central heating radiator.

KITCHEN 15' 6" x 7' 1" (4.72m x 2.16m) Double glazed window to side elevation, door to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and electric oven.

UTILITY ROOM 10' 11" x 7' 3" (3.33m x 2.21m) Door to storage cupboard, space for fridge freezer, space and plumbing for washing machine and tumble dryer.

CONSERVATORY 14' 2" x 7' 10" (4.32m x 2.39m) Double glazed window to rear and side elevations.

LANDING Storage cupboard and all doors off to:

BEDROOM ONE 12' 3" x 11' 11" (3.73m x 3.63m) Double glazed roof windows, eaves storage and central heating radiator.

BEDROOM TWO 10' 11" x 12' 7" (3.33m x 3.84m) Double glazed window to side elevation and central heating radiator.

BEDROOM THREE 15' 6" x 9' (4.72m x 2.74m) Ground floor. Double glazed window to rear elevation and central heating radiator.

BATHROOM Double glazed roof window to rear elevation, panelled bath, W/C and wash hand basin.

FRONT GARDEN Spacious driveway providing off road parking for multiple vehicles.

REAR GARDEN Large decked area, laid to lawn, patio area and fencing to boundaries.

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.7Mbps.
 Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 8Mbps.



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

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

