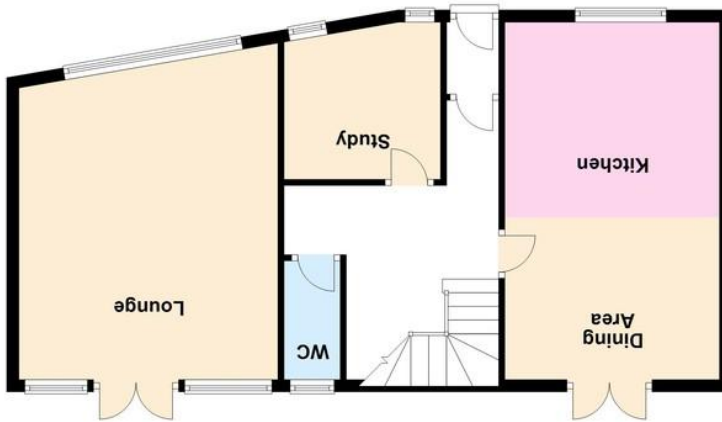
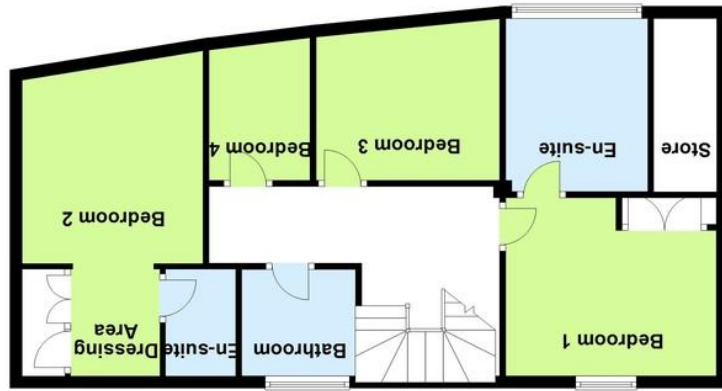
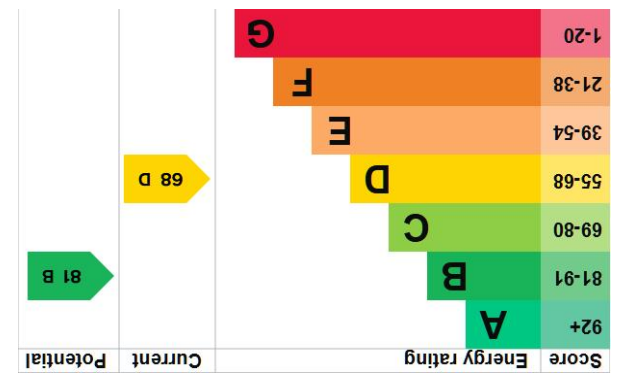


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1376.5 sq. feet



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)



- FOUR BEDROOMS
- ENSUITE TO MASTER
- DRIVEWAY
- GARAGE
- NEWLY FITTED KITCHEN DINER
- SPACIOUS LOUNGE

Two Trees Close, Hopwas, Tamworth, B78 3BG

£495,000

Property Description

ENTRANCE PORCH approached via a front door and having internal door to:

RECEPTION HALL having stairs to first floor with under stairs storage cupboard, radiator, laminate flooring and doors to:

GUESTS CLOAKROOM having a modern suite comprising pedestal wash hand basin and low flush W.C., and radiator.

THROUGH LOUNGE 19' 1" x 14' (5.82m x 4.27m) a superb sized room having double glazed windows to front and rear, French doors to garden, two radiators and feature fireplace.

OPEN PLAN DINING KITCHEN 18' 10" x 11' 2" (5.74m x 3.4m) superbly re-fitted and having double glazed windows to front and rear, French doors to rear garden, a range of contemporary units comprising base cupboards and drawers surmounted by preparation work tops, inset stainless steel one and a half bowl sink unit, integrated dishwasher and washing machine, space for fridge/freezer, island unit with base storage and breakfast bar area, concealed space for boiler, ceiling spotlighting and radiator.

SNUG/OFFICE 10' 6" x 8' 4" (3.2m x 2.54m) currently used as a snug, but could also be ideal as an office for working from home having two double glazed windows to front and radiator.

FIRST FLOOR LANDING having double glazed window to rear, radiator, loft hatch and doors to:

MASTER BEDROOM 12' 4" x 10' 9" (3.76m x 3.28m) having double glazed window to front, radiator, laminate floor and door to:

DRESSING ROOM having double glazed window to rear, superb range of fitted wardrobes and door to:

MASTER EN SUITE SHOWER ROOM having double glazed window to rear, radiator, ceiling spotlighting and suite comprising pedestal wash hand basin, low flush W.C. and shower cubicle with shower over.

BEDROOM TWO 11' 7" x 9' 4" (3.53m x 2.84m) having double glazed window to rear, radiator, fitted wardrobes and door to:

EN SUITE SHOWER ROOM having suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over, radiator, ceiling spotlighting and airing cupboard.

BEDROOM THREE 11' 10" x 9' 1" (3.61m x 2.77m) having double glazed window to front and radiator.

BEDROOM FOUR 8' 5" x 7' 1" (2.57m x 2.16m) having double glazed window to front, radiator and laminate floor.

BATHROOM having double glazed window to rear, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower attachment over.

OUTSIDE Set to the left corner of the property is parking leading to a detached garage. To the rear of the property is a landscaped garden having paved patio area, shaped lawn beyond with trees and shrubs for screening and additional corner patio area. To the left hand side of the property is a paved courtyard style garden with gate to front.

GARAGE being approached via a vehicular entrance door and having personal access door to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F Lichfield District 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, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 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.

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

