





## Property Description

External to the property there is a large block paved driveway to the front of the property which gives access to the property entrance. To the rear of the property there is a landscaped private rear garden with a seated decking area leading off from the property followed by a lawn and patio to the rear, perfect for entertaining as the plot itself is enclosed by fencing.

**LIVING ROOM** 17' 6" x 6' 6" (5.33m x 1.98m) The living room consists of wood effect flooring throughout, with a centre ceiling light point, a gas central heating radiator and a feature electric fire place. The UPVC French doors leading into the decking area of the garden also allow natural light to enter the room.

**KITCHEN/DINER** 24' 1" x 6' 7" (7.34m x 2.01m) The immaculately kept kitchen/diner keeps in line with the living room with wood effect flooring throughout, two ceiling light points at either end of the room, two UPVC double glazed windows, one at the rear and one at the side. At the rear of the room is a spacious area for your dining table and chairs. The kitchen area benefits from an integrated gas oven with an electric 4 ring induction hob directly above it, a stainless steel sink, multiple drawers, cupboards and shelves, all with wooden worktop surfaces which stay in theme of the house. You can also access the side of the property via the UPVC door in the kitchen.

**MASTER BEDROOM** 13' 3" x 8' 10" (4.04m x 2.69m) gas central heating radiator directly below the UPVC double glazed window to the rear aspect.

**BEDROOM TWO** 10' 6" x 9' 0" (3.2m x 2.74m) UPVC double glazed window to the front aspect and a gas central heating radiator.

**BEDROOM THREE** 8' 5" x 6' 6" (2.57m x 1.98m) gas central heating radiator, a UPVC double glazed window to the rear aspect, spotlights.

**BATHROOM** 9' 6" x 4' 10" (2.9m x 1.47m) Within the main bathroom vinyl flooring, a UPVC double glazed window to the side aspect, a gas central heating radiator and a four spotlights. There is also a white gloss W/C, Pedestal sink and shower over the bath.

**Private and enclosed rear garden:** The garden of the property benefits from many things. A decking area with a shed which has been converted to a bar which has electrical socket points in with plenty of space for a seating area in front of it. To the side of the decking is the spacious lawn and shed. The garden is private and enclosed by fencing.

**AGENTS NOTE** Vendor has confirmed with the exception of the lounge French doors and porch, all the windows were replaced a year ago and the boiler was also replaced a year ago.

Council Tax Band B - Tamworth

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

Mobile coverage - limited voice available for EE, Three, O2 and Vodafone and limited data available for EE, Three 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 72 Mbps. Highest available upload speed 18 Mbps.

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

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

