

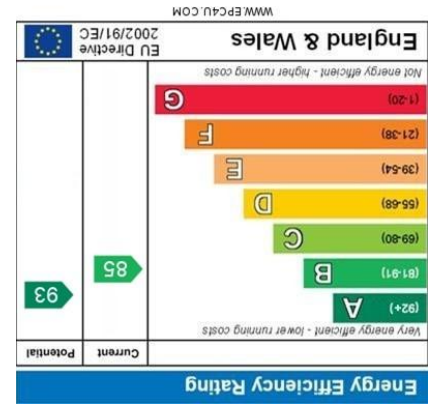
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- OPEN ASPECT VIEWS TO FORE
- POPULAR PEEL'S MEADOW
- FIVE BEDROOMS
- HIGH SPECIFICATION KITCHEN DINER
- SPACIOUS LOUNGE

Stonecrop Close, Peel's Meadow, Tamworth, B79 0EW

£600,000



Property Description

Beautifully presented five bedroom three storey family home with double garage, extensive driveway and open aspect views to the front.

Approach via block paved driveway leading to double garage, side gated access, landscaped fore-garden with paving, shrub and plant borders and lawned area leading to a canopied porch with front door into:-

HALLWAY Tiled flooring, stairs to the first floor.

GUEST WC With low level wc, wash hand basin.

LOUNGE 21' 9" x 11' 3" (6.63m x 3.43m) With double glazed bay window to front and double glazed window to the front, central heating radiator and laminate flooring.

OPEN PLAN KITCHEN DINER 21' 8" x 13' 6" (6.6m x 4.11m) With a range of high gloss wall and base units, double oven, island with induction hob and extractor over, Quartz work surfaces, integrated dishwasher, wine cooler, sink with mixer taps, double glazed window to rear, door leading to utility, tiled flooring and double doors leading to the garden, further double glazed window to the side.

UTILITY ROOM 6' 8" x 6' 4" (2.03m x 1.93m) With Quartz work surfaces and splash backs, sink with mixer tap, wall units for storage, plumbing for washing machine and tumble dryer, double glazed door leading to the garden.

FIRST FLOOR LANDING Having access to:-

BEDROOM FOUR 12' 1" x 8' 8" (3.68m x 2.64m) With double glazed windows to rear and side and central heating radiator and laminate flooring.

BEDROOM THREE 9' 3" x 3' 2" (2.82m x 0.97m) Double glazed window to front with open aspect views and double glazed window to side, laminate flooring.

BEDROOM TWO 12' 2" x 8' 9" (3.71m x 2.67m) With double glazed window to front with open aspect views, laminate flooring and central heating radiator.

EN SUITE With tiled walls, low level wc, stainless steel towel rail, pedestal wash hand basin, shower fully tiled with mixer shower.

FAMILY BATHROOM With low level wc double glazed window to side, tiled walls, bath with shower attachment and wood effect flooring.

BEDROOM FIVE 7' 3" x 6' 5" (2.21m x 1.96m) Having double glazed window to rear, central heating radiator and a range of fitted wardrobes.

SECOND FLOOR

BEDROOM ONE 17' 1" x 12' 1" (5.21m x 3.68m) Having Velux windows to the side and double glazed window leading out to the front, double wardrobe and storage cupboard, laminate flooring, central heating radiator.

EN SUITE BATHROOM Double glazed window to side and rear, low level wc, ceramic tiling to floor and walls, panelled bath, wash hand basin and walk-in double shower with glazed screen, tiled walls and mixer shower.

OUTSIDE The rear garden is landscaped with paved patio, artificial lawn, shrub and plant borders and paved patio at the side which leads to double garage and steps to the studio.

STUDIO 18' 9" x 14' 4" (5.72m x 4.37m) Having a kitchenette with base units and sink with mixer taps, guest wc with low level wc and pedestal wash hand basin, studio area with Velux windows and central heating radiator.

DOUBLE GARAGE 19' 4" x 18' 10" (5.89m x 5.74m) Having two single up and over doors, door access to the rear, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band F - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage - voice and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 58 Mbps. Highest available upload speed 12 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.

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