

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



LEGAL READY

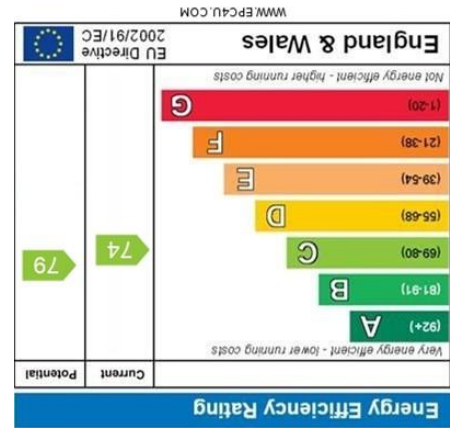
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

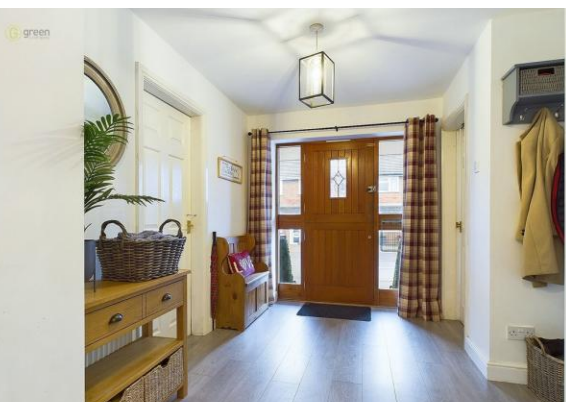
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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)



- DETACHED
- EXTENDED FAMILY HOME
- FOUR EXCELLENT SIZED BEDROOMS
- UTILITY
- GUEST WC
- STUDY

Green Lane, Birchmoor, Tamworth, B78 1AQ

£400,000



Property Description

A beautifully presented and well extended four bedroom detached family home in Birchmoor with open aspect views to the front, block paved driveway and gated access to the rear garden also.

Approach the property via path with steps up to front door, having canopy porch and front stable door into:-

SPACIOUS HALLWAY Having laminate flooring, central heating radiator and doors off to:-

UTILITY ROOM 6' 3" x 7' (1.91m x 2.13m) Having double glazed window to front, central heating radiator, space for fridge/freezer and plumbing for washing machine.

GUEST WC 4' 10" x 7' 9" (1.47m x 2.36m) With low level wc, double glazed window to front and central heating radiator.

STUDY 19' 8" x 10' 6" (6m x 3.2m) Having double glazed windows to rear, double glazed door leading out to the garden, wood effect flooring and central heating radiator.

OPEN PLAN KITCHEN DINER 17' 8" x 11' 2" (5.38m x 3.4m) Having wood work surfaces and tiled splash backs, wood effect flooring, a range of wall and base units, integrated microwave, oven and gas hob with extractor, double glazed window to front, spotlighting, dishwasher, dining area having double glazed window to front and central heating radiator and double doors leading into:-

LOUNGE 17' 9" x 12' (5.41m x 3.66m) Having log burner and double glazed sliding doors leading to garden room and double glazed window to rear and laminate flooring.

GARDEN ROOM 10' 6" x 10' 2" (3.2m x 3.1m) Double glazed and half brick built with double doors leading to the garden, window shutters, wood effect flooring.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 12' 2" x 12' 5" (3.71m x 3.78m) With sliding mirrored wardrobes, central heating radiator, double glazed window to rear.

EN SUITE 5' 1" x 9' 3" (1.55m x 2.82m) With corner shower cubicle, tiled with glazed screen and mixer shower, wash hand basin, vanity storage and low level wc, double glazed window to rear.

BEDROOM TWO 11' 7" x 13' 2" (3.53m x 4.01m) Double glazed windows to rear and side, central heating radiator.

BEDROOM THREE 11' 6" x 9' 9" (3.51m x 2.97m) Double glazed window to front and central heating radiator.

BEDROOM FOUR 10' 7" x 6' 1" (3.23m x 1.85m) Having double glazed window to front and central heating radiator and wood effect flooring.

LUXURY BATHROOM 7' x 6' (2.13m x 1.83m) Having free-standing bath, wash hand basin with mixer tap and vanity under, low level wc, tiled walls and flooring, stainless steel towel rail, separate shower cubicle with glazed screen and tiled with mixer shower.

REAR GARDEN Having paved patio area and lawned area, further patio to rear and summer house.

Council Tax Band D - North Warwickshire

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

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

Broadband coverage:-

Broadband Type = Standard Hi highest available download speed 21 Mbps. Highest available upload speed 3 Mbps.

Broadband Type = Ultrafast Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Networks in your area - nexfibre, 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