



Property Description

Approach via extensive driveway, car port which leads to:-

GARAGE 9' 3" x 16' 1" (2.82m x 4.9m) With electric roller shutter door, power and lighting, door out to the side leading to the garden
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

CANOPIED ENTRANCE PORCH

SPACIOUS HALLWAY

GUEST WC With low level wc, double glazed window to front, central heating radiator, tiled flooring.

OPEN PLAN KITCHEN DINING FAMILY ROOM 24' 5" x 11' 11" (7.44m x 3.63m) Having a range of wall and base units and work surfaces, sink with mixer tap, integrated hob, oven and extractor, double French doors into the garden, tiled flooring, double doors leading into the lounge and door into utility room.

UTILITY ROOM 4' 6" x 5' 10" (1.37m x 1.78m) Plumbing for washing machine and tumble dryer, central heating boiler and leading out to the side to the car port and driveway.

LOUNGE 12' 10" x 17' 10" (3.91m x 5.44m) With log burner, double glazed bay window to front and central heating radiator.

FIRST FLOOR LANDING Having airing cupboard and doors off to:-

BEDROOM ONE 13' x 10' 11" (3.96m x 3.33m) With fitted wardrobes, central heating radiator, double glazed bay window to front.

EN SUITE 6' 1" x 6' (1.85m x 1.83m) With tiled walls and flooring, shower cubicle with mixer shower, fully tiled, wash hand basin, low level wc and double glazed window to side.

BEDROOM TWO 9' 4" x 10' 10" (2.84m x 3.3m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 7' 8" x 11' 6" (2.34m x 3.51m) Double glazed window to front, central heating radiator. Additional recess measuring 1050mm x 500mm situated behind wardrobe.

BEDROOM FOUR 7' 10" x 10' 10" (2.39m x 3.3m) Double glazed window to rear and side, central heating radiator.

BATHROOM 6' 4" x 6' 9" (1.93m x 2.06m)

LANDSCAPED REAR GARDEN With artificial lawn, side gated access leading to the driveway, storage space to the side of the garage and paved patio area and summer house which has power and light connected.

Council Tax Band E - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 14 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

*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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

