

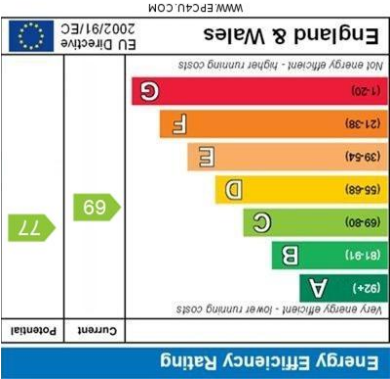
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- IMMACULATE FOUR BED DETACHED
- THREE RECEPTION ROOMS
- RE FITTED SHOWER ROOM
- EN SUITE TO MASTER
- GORGEOUS GARDEN
- LOVELY CUL DE SAC LOCATION



Hampshire Close, County Drive, Tamworth, B78 3XU

£400,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

A stunning four bedroom detached family home on County Drive.

Approach via large driveway with front door into:-

**SPACIOUS HALLWAY** With laminate flooring, central heating radiator and stairs leading to the first floor.

**STUDY** Double glazed window to front, central heating radiator.

**DINING ROOM** With double glazed window to front and central heating radiator, under stairs storage cupboard.

**GUEST WC** Low level wc and wash hand basin.

**KITCHEN** With a range of wall and base units, work surfaces, space for dishwasher, sink with mixer tap, double glazed window to rear, tiled splash backs, gas hob and oven, space for fridge, tiled flooring.

**UTILITY ROOM** With plumbing for washing machine, door leading out to the garden, wall and base units, work surfaces.

**LOUNGE** With double doors leading to the garden, laminate flooring, gas feature fireplace.

**FIRST FLOOR LANDING** Having doors off to:-

**NEWLY FITTED SHOWER ROOM** Double glazed window to side, stainless steel towel rail, mixer shower over, spotlighting, wash hand basin, wood effect flooring, wc and tiled walls.

**BEDROOM ONE** Double glazed window to front, central heating radiator, sliding mirrored doors for wardrobe.

**EN SUITE** Mixer shower, tiled walls, glazed screening, double glazed window to front, low level wc, pedestal wash hand basin.

**BEDROOM THREE** Double glazed window to rear, wardrobe and central heating radiator.

**BEDROOM FOUR** Having double glazed window to rear, wardrobe and central heating radiator.

**BEDROOM TWO** Double glazed window to rear, central heating radiator and wardrobe.

**REAR GARDEN** Having paved patio area, lawned area, garden shed and two side accesses and access to storage area which was originally the back of the garage, shrub and plant borders.

Council Tax Band D - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 50 Mbps. Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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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