

Tamworth | 01827 68444 (option 1)



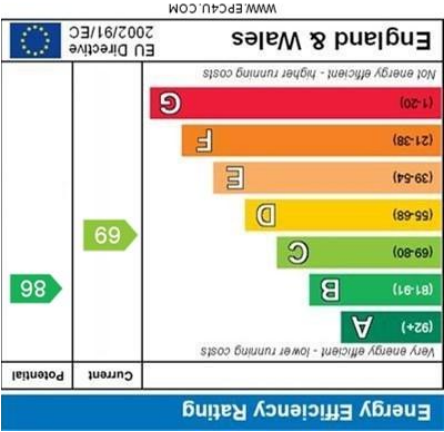
- VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED
- TWO DRIVEWAYS
- GARAGE TO REAR
- LOUNGE
- DINING ROOM

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.







## Property Description

A beautifully presented three bedroom semi detached in Kingsbury .

Approach via block paved driveway and lawned fore-garden, front door into:-

ENCLOSED PORCH Further door which leads into:-

SPACIOUS DELIGHTFUL LOUNGE 21' 8" x 10' 6" (6.6m x 3.2m) Having double glazed windows to front and patio doors to the rear, feature fireplace and central heating radiator and stairs leading to the first floor.

EXTENDED KITCHEN DINER 21' 8" x 8' (6.6m x 2.44m) Having a range of wall and base units and work surfaces, hob, oven and extractor, door leading out to the garden and window to rear, central heating radiator, double doors into:-

SNUG 15' 2" x 8' 1" (4.62m x 2.46m) Central heating radiator, double glazed window to front.

### FIRST FLOOR

BEDROOM ONE 13' 7" x 8' 2" (4.14m x 2.49m) With double glazed window to front and central heating radiator.

BEDROOM TWO 13' x 7' 5" (3.96m x 2.26m) Having double glazed window to rear and central heating radiator.

BEDROOM THREE 10' 11" x 10' 8" (3.33m x 3.25m) Double glazed window to front, fitted wardrobes and central heating radiator.

FAMILY SHOWER ROOM 7' 10" x 8' 1" (2.39m x 2.46m) Having double shower cubicle with tiled walls and mixer shower, glazed screen, low level wc, fitted furniture, wash hand basin, double glazed window to rear and heated towel rail.

OUTSIDE To the rear is two brick buildings, one with a utility which has washing machine plumbing and tumble dryer, double glazed windows to rear, the other house the guest wc which has low level wc.

To the rear of the property is a second driveway and a single garage, lawned area, patio area and shrub and plant borders.

GARAGE 16' 1" x 9' 7" (4.9m x 2.92m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - North Warks

Predicted mobile phone coverage and broadband services at the property :

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area:- 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