

Energy Efficiency Rating		www.epcau.com	
<p>Bar chart showing Energy Efficiency Rating (A to G) for England &amp; Wales. The chart is oriented vertically with the rating scale on the left and the corresponding energy efficiency descriptions on the right. The ratings are: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), and G (1-20). The chart is color-coded: A is dark green, B is medium green, C is light green, D is yellow, E is orange, F is red-orange, and G is red. The chart is titled 'England &amp; Wales' and 'EU Directive 2002/91/EC'.</p>	Current	<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>
	Potential	<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>



**green**  
& company



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- A large, two-story brick house with a tiled roof, a white front door, and two large black garage doors. The house is surrounded by a paved driveway and a well-maintained garden with hedges and trees. The sky is blue with some clouds.

£550,000





## Property Description

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

A spacious executive style four bedroom detached. Approach via block paved driveway, front door into:-

HALLWAY Having stairs leading to first floor.

GUEST WC Double glazed window to front, low level wc and wash hand basin.

SPACIOUS LOUNGE 12' 3" x 23' 7" (3.73m x 7.19m) Having gas feature fireplace, central heating radiator, double glazed window to front, double doors to:-

CONSERVATORY 12' 1" x 12' 5" (3.68m x 3.78m) Glazed and half brick built and overlooks the garden.

KITCHEN 16' 8" x 11' 7" (5.08m x 3.53m) With wall and base units and granite work surfaces, ceramic tiled flooring, double glazed windows to rear and door leading to the side, door leading converted garage, double oven, gas hob with extractor over, inset sink and spotlighting to ceiling.

DINING ROOM 11' 9" x 21' 4" (3.58m x 6.5m) Double glazed and half brick built with doors leading out to the garden, door leading to the lounge.

FIRST FLOOR LANDING Having doors off to the bedrooms and bathroom.

BATHROOM 8' 11" x 5' 6" (2.72m x 1.68m) With granite work surfaces, storage units, tiled walls, double glazed window to front and spotlighting, bath with shower over, low level wc, wash hand basin.

BEDROOM ONE 16' 6" x 11' 7" (5.03m x 3.53m) Having dressing area with fitted wardrobes, double glaze window to rear and central heating radiator.

EN SUITE BATHROOM 9' 5" x 9' 1" (2.87m x 2.77m) With corner Jacuzzi bath, double glazed window to front, wash hand basin, shower cubicle with power shower.

BEDROOM TWO 12' 3" x 9' 9" (3.73m x 2.97m) Double glazed window to front and central heating radiator.

BEDROOM THREE 12' 3" x 11' 4" (3.73m x 3.45m) Double glazed window to rear, central heating radiator.

BEDROOM FOUR 12' 4" x 8' 4" (3.76m x 2.54m) Having double glazed window to rear and central heating radiator.

CONVERTED GARAGE Currently being used as an office with a gym area and useful storage cupboard.

GARDEN Having paved patio area, lawned area, shrub and plant borders and garden shed and side gated access.

Council Tax Band G - Lichfield

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 22 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 77 Mbps. Highest available upload speed 22 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.

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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444