



Property Description

Having a large block paved driveway to fore, front door into:-

SPACIOUS HALLWAY With laminate flooring, cloaks cupboard with double glazed window to front, housing the newly fitted electric consumer unit, stairs leading to the first floor, door into:-

SPACIOUS LOUNGE 10' 0" x 17' 2" (3.05m x 5.23m) Having central heating radiator, laminate flooring, sliding doors into the conservatory, open to breakfast area leading onto the kitchen.

KITCHEN 6' 3" x 21' 0" (1.91m x 6.4m) Having a range of wall and base units and work surfaces, sink and drainer with mixer tap and double glazed window to side, space for dishwasher, gas hob, double oven, under stairs storage cupboard which houses the fridge/freezer and double glazed door out to the side, double glazed windows to rear.

CONSERVATORY 17' 10" x 9' 3" (5.44m x 2.82m) With two sliding patio doors, wood effect flooring and door leading to the garage.

TANDEM GARAGE 7' 10" x 23' 6" (2.39m x 7.16m) Double doors opening to the front, door to rear and power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for our own vehicular requirements)

PRIVATE REAR GARDEN Having paved patio and lawned area with shrub and plant borders and garden shed.

FIRST FLOOR LANDING Having storage cupboard, double glazed window to side.

BEDROOM ONE 8' 10" x 12' 10" (2.69m x 3.91m) With double glazed window to rear and central heating radiator, opens to:-

BEDROOM TWO 12' 11" x 8' 9" (3.94m x 2.67m) With double glazed window to front and central heating radiator.

BEDROOM THREE 6' 7" x 8' 4" (2.01m x 2.54m) Having fitted wardrobe and double glazed window to rear, central heating radiator.

This room is also accessible from the landing with its own door.

BATHROOM Having shower over bath, window to side, wash hand basin with vanity and low level flush wc.

LOFT Boarded, loft ladder and fully insulated.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 78Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 2000Mbps. Highest available upload speed 2000Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband

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