





## Property Description

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

Dennis is a well presented three bedroom semi detached, set in the prime location with easy access to local parks, transport links and good schools.

Approach the property via driveway with gravelled fore garden, shrubs and bushes and front door into:-

ENCLOSED PORCH With further door into:-

SPACIOUS HALLWAY Having stairs to first floor and doors off to:-

Lounge 19' 7" x 11' 2" (5.97m x 3.4m) Having double glazed window to front, electric feature fireplace and central heating radiator, sliding doors leading to:-

CONSERVATORY 9' 3" x 9' 1" (2.82m x 2.77m) Which is double glazed and half brick built and leads to the garden.

KITCHEN 11' 9" x 8' 11" (3.58m x 2.72m) Having a range of wall and base units and work surfaces, double glazed window to rear, sink with mixer tap, dishwasher, plumbing for washing machine, space for cooker, space for fridge freezer, door leading to:-

FAMILY ROOM 8' 7" x 7' 9" (2.62m x 2.36m) Originally the garage, with double glazed window to rear and door leading to:-

STORAGE ROOM 6' 8" x 7' 11" (2.03m x 2.41m) With electrics and up and over door.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM THREE 6' 1" x 7' 0" (1.85m x 2.13m) Having double glazed window to front and central heating radiator.

BEDROOM TWO 9' 1" x 10' 0" (2.77m x 3.05m) With double glazed window to front and central heating radiator.

BEDROOM ONE 9' 8" x 11' 2" (2.95m x 3.4m) With double glazed window to rear and central heating radiator.

BATHROOM Having panel bath with shower over, pedestal wash hand basin, tiled walls, low level WC and double glazed window to rear.

REAR GARDEN With lawned area and paved patio and summerhouse to rear.

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely available for Three, O2, Limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone. Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4Mbps. Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 19Mbps.

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

Networks in your area:- Virgin Media, Openreach, 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 plusVAT (£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?

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