

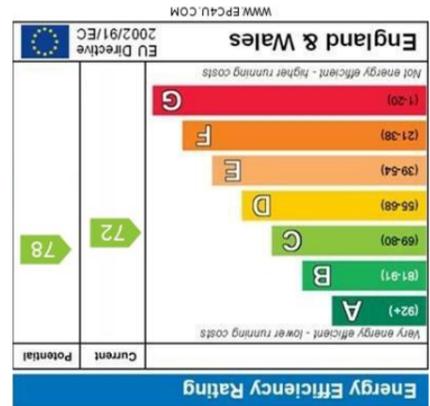
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FULLY REFURBISHED TO A HIGH STANDARD
- EXTENDED OPEN PLAN KITCHEN FAMILY DINING ROOM
- LOUNGE WITH MEDIA WALL
- UTILITY
- GUEST WC

Briar, Tamworth, B77 4DY

£340,000



Property Description

A beautifully presented and fully refurbished throughout three bedroom detached, done to show home standard, having had many upgrades including new electrics, central heating, all flooring, doors, archives, landscaped rear garden and must be viewed to be appreciated.

Approach the property via the block paved driveway which has outdoor lighting to the front, walled and having front door into:-

SPACIOUS HALLWAY Double glazed window to front, stairs leading to first floor.

SPACIOUS LOUNGE 14' 9" x 13' 6" (4.5m x 4.11m) With electric feature fireplace, media wall, double glazed window to front, central heating radiator and feature down-lighters, opens into:-

OPEN PLAN KITCHEN DINING FAMILY AREA 16' 11" x 16' 10" (5.16m x 5.13m) Having a brand new kitchen with a range of wall and base units and work surfaces, which are marble effect, high polished floor, high gloss modern units, inset sink, double oven, hob with extractor, integrated fridge, double glazed sliding doors leading to the garden, downlights and ceiling lights.

UTILITY ROOM 9' 1" x 7' 2" (2.77m x 2.18m) Having polished floor, complementary to the kitchen, downlights, range of high gloss units, storage cupboards, new gas boiler and double doors leading to the garden, door leading to the garage.

GUEST WC With low level wc, and wash hand basin.

GARAGE 15' x 7' 9" (4.57m x 2.36m) Carpeted, spotlighting, electric up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having doors off:-

BATHROOM 6' 2" x 6' 7" (1.88m x 2.01m) Newly fitted with marble effect walls and floor, wash hand basin, sink with vanity unit, downlights, bath with shower over, ceiling fan, double glazed window to rear.

BEDROOM TWO 10' 2" x 10' (3.1m x 3.05m) Double glazed window to rear and central heating radiator.

BEDROOM ONE 14' 7" x 10' (4.44m x 3.05m) Double glazed window to front, central heating radiator.

BEDROOM THREE 9' 11" x 6' 10" (3.02m x 2.08m) Double glazed window to front, central heating radiator.

LANDSCAPED REAR GARDEN With paved patio area and lawned area, timber seating area and fully enclosed by fencing.

Council Tax Band C - Tamworth

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

Mobile coverage for:
EE and Three - Variable in-home, good outdoor
O2 and Vodafone - Good in-home and outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 136 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

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.

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WANT TO SELL YOUR OWN PROPERTY?
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