

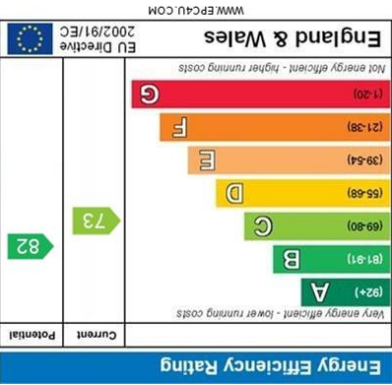
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- CLOSE TO GREAT PRIMARY SCHOOLS
- GENEROUS GARDEN AND DECKED AREA
- SPACIOUS FAMILY HOME
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM



Longleat, Riverside, Tamworth, B79 7US

£525,000





## Property Description

Thoughtfully extended by the current owner, this spacious property has been a much loved family home over many years. Located within a quiet cul de sac on the Riverside estate, the home offers a wealth of reception space and 5 generously proportioned bedrooms.

**ENTRANCE HALLWAY** Accessed via a double glazed porch and providing access to the dining room, rear lounge, kitchen and study, herringbone effect flooring, radiator and stairs to first floor featuring a Neville Johnson light oak balustrade, part glazed and light oak wooden double doors leading to dining room.

**DINING ROOM** 11' 5" x 13' 8" (3.48m x 4.17m) With a box bay window to front, herringbone effect flooring, radiator, speakers for surround sound system, wall and ceiling lights. The dining room provides access to the lounge via frosted bi-folding doors.

**LOUNGE** 18' 0" x 15' 8" (5.49m x 4.78m) This bright rear aspect lounge offers patio doors leading to the rear garden and benefits from wall and ceiling lights as well as speakers for a sound system, solid fuel burner set within a decorative brick fireplace.

**SECOND RECEPTION ROOM/STUDY** 7' 6" x 15' 9" (2.29m x 4.8m) With a double glazed window to the front aspect, a radiator and access to the integral garage.

**GARAGE** 7' 9" x 16' 4" (2.36m x 4.98m) Having great storage space and houses central heating boiler. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**KITCHEN/BREAKFAST ROOM** 16' 7" x 9' 7" (5.05m x 2.92m) Featuring a range of modern wall and base units, space for a fridge freezer, a gas fueled Rangemaster oven with hob and large extractor over, radiator, speakers for sound system and having access to the utility room.

**UTILITY ROOM** 7' 10" x 6' 2" (2.39m x 1.88m) Offering space for several white goods, a sink with cupboards beneath and side access via a stable door.

**GROUND FLOOR CLOAKROOM** With a white w.c and wash hand basin with a tiled splash back. The electric fuse board is found within here.

### FIRST FLOOR

**MASTER BEDROOM** 11' 6" x 14' 5" (3.51m x 4.39m) Featuring double glazed window to front aspect, radiator, fitted wardrobes, overhead units and drawer units complete the storage within the bedroom and oak door into:-

**ENSUITE** With fully tiled walls, WC, vanity sink unit and corner shower.

**BEDROOM TWO** 15' 8" x 9' 3" (4.78m x 2.82m) Featuring two double glazed windows to rear and radiator.

**BEDROOM THREE** 9' 9" x 11' 8" (2.97m x 3.56m) With double glazed window to front and radiator.

**BEDROOM FOUR** 8' 3" x 14' 11" (2.51m x 4.55m) With double glazed window to front and radiator.

**BEDROOM FIVE** 8' 2" x 12' 9" (2.49m x 3.89m) With double glazed window to rear and radiator.

**FAMILY BATHROOM** With partly tiled walls, frosted double glazed window, WC, sink with vanity drawers under and bath with shower over.

**OUTSIDE** To the front is a tarmac driveway for multiple vehicles and to the rear features a decked area with low level decorative fencing and gate leading to grass lawn, side access to front.

Council Tax Band E Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:  
O2, Vodafone - Good outdoor and in home  
Three, EE - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4Mbps.  
Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. 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.

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