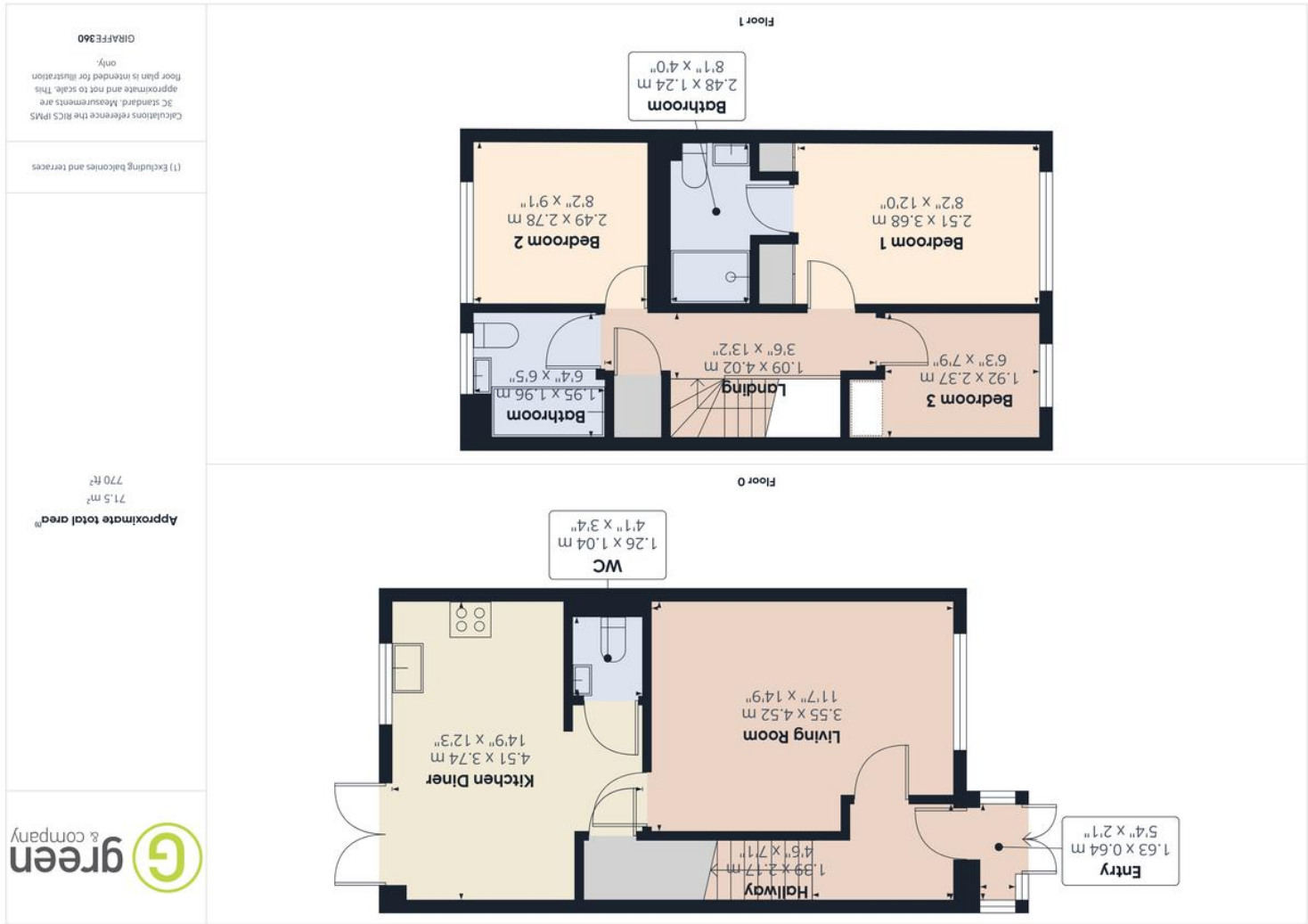


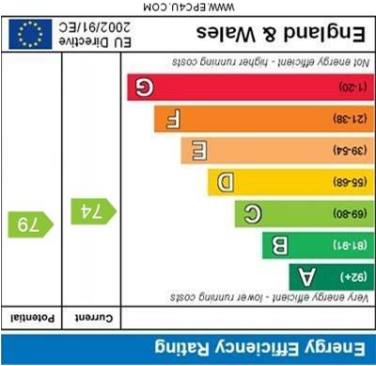
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- SHOW HOME STANDARD PROPERTY
- FULLY RENNOVATED TO A HIGH STANDARD THROUGHOUT
- GROUND FLOOR W.C, ENSUITE & BATHROOM
- KITCHEN WITH MANY BUILT IN APPLIANCES



Dorado, Dosthill, Tamworth, B77 1NS

£260,000



Property Description

Located at the end of this quiet cul de sac and benefitting from views over greenery to the front, we are pleased to introduce this beautifully presented mid terraced three bedroom property. Almost like a new build, the finish throughout is to the highest of standard and no expense has been spared to make this home move in ready. Featuring block paved off road parking to the front and a well maintained low maintenance rear garden with paving and largely laid to lawn. The property is accessed via two porch doors leading into a vestibule and then through to:-

HALLWAY Featuring grey wood effect porcelain tiled flooring with stairs rising to the first floor, radiator.

LOUNGE 11' 7" x 14' 9" (3.53m x 4.5m) Double glazed window to front with blinds within, radiator beneath and gas feature fireplace.

SPACIOUS KITCHEN DINER 14' 9" x 12' 3" (4.5m x 3.73m) Having grey wood effect porcelain floor tile and a stylish vertical radiator, the dining area has double doors leading out to the rear garden. The kitchen features a range of wall and base units with light oak counter tops, rear facing window, integrated fridge/freezer, self cleaning electric oven, induction hob with an extractor over, built-in microwave, built-in washer dryer and dishwasher. (The combi boiler is within the kitchen concealed behind a door.)

GROUND FLOOR WC Featuring full tiling, vanity unit and low level wc.

FIRST FLOOR LANDING Useful storage cupboard and doors leading to:-

BATHROOM 6' 4" x 6' 5" (1.93m x 1.96m) Fully tiled, obscure double glazed window to the rear, L-shaped bath with a rainfall shower over, sink with vanity unit, wc, heated towel rail.

BEDROOM ONE 8' 2" x 12' 0" (2.49m x 3.66m) Double glazed window to front with blinds built-in and radiator beneath, double and single built-in wardrobe and access to:-

EN SUITE SHOWER ROOM 8' 1" x 4' 0" (2.46m x 1.22m) Fully tiled, double sized shower with rainfall shower head, built-in vanity and low level wc, heated towel rail.

BEDROOM TWO 8' 2" x 9' 1" (2.49m x 2.77m) Rear window, radiator beneath.

BEDROOM THREE / OFFICE 6' 3" x 7' 9" (1.91m x 2.36m) Space for storage, window to front with blinds built-in and radiator beneath.

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and Three - Good outdoor

O2 and Vodafone - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 8 Mbps.

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

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 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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444