

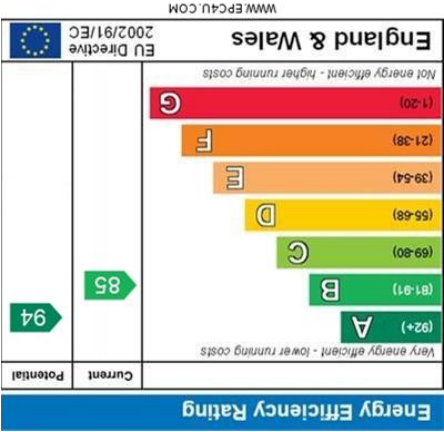
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Tamworth | 01827 68444 (option 1)



- READY TO MOVE INTO HOME
- HIGH QUALITY FINISHES THROUGHOUT
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM, EN SUITE & GUEST CLOAKS
- DESIRABLE NORTH SIDE LOCATION



Meadow Way, Tamworth, B79 0DZ

£370,000





## Property Description

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

Featuring beautiful countryside views to the rear, this immaculately presented property has been thoughtfully extended by the current owner to make a move in ready family home.

On entering the property:-

**HALLWAY** Having tiled flooring, a vertical radiator, stairs rising to the first floor an under stairs cupboard providing additional storage. A further utility cupboard offers space and plumbing for a washer dryer, doors into:-

**GUEST CLOAKROOM** With low level wc, sink and window to the front.

**LOUNGE** 18' 2" x 12' 4" (5.54m x 3.76m) Having bay feature window to front, two radiators.

**SPACIOUS KITCHEN / DINING AREA** 10' 6" x 20' 2" (3.2m x 6.15m) Open to a dining area with tiled flooring, window to rear, vertical radiator, kick board spotlights, built-in oven, gas hob with extractor over, built-in fridge/freezer, space for dishwasher and boiler concealed in a cupboard.

**SNUG** 11' 2" x 10' 3" (3.4m x 3.12m) Open to a snug, an extension added by the current owners, featuring a vertical radiator, two sets of triple glazed composite bi-fold doors opening two sides of the room to the garden when desired.

**FIRST FLOOR LANDING** Window to side, access to the loft and useful storage cupboard and doors leading to:-

**BEDROOM ONE** 11' 7" x 15' 10" (3.53m x 4.83m) With a front facing window, radiator, useful storage cupboard and access to:-

**EN SUITE** 8' 5" x 6' 9" (2.57m x 2.06m) Tiled flooring, front facing frosted window, walk-in shower cubicle, low level wc, sink, heated towel rail and extractor fan.

**FAMILY BATHROOM** 5' 11" x 9' 2" (1.8m x 2.79m) With tiled flooring, half tiled walls, featuring a bath, fully tiled separate shower cubicle, low level wc, sink, heated towel rail, extractor, side facing window.

**BEDROOM TWO** 11' 0" x 12' 10" (3.35m x 3.91m) Rear facing window and radiator.

**BEDROOM THREE** 7' 10" x 9' 9" (2.39m x 2.97m) Rear facing window and radiator.

**OUTSIDE** The beautifully landscaped rear garden can be accessed via gate from the front and side of the property and feature patio areas and lawned areas set within wooden sleeper borders with built-in lights. From the rear garden are stunning views over open countryside and access into the garage.

The front of the property has driveway providing parking for two vehicles and access to the garage.

Council Tax Band E - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2 and Vodafone - Good outdoor and in-home

Three - Good 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 58 Mbps. Highest available

upload speed 13 Mbps.

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

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

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 event ual 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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