

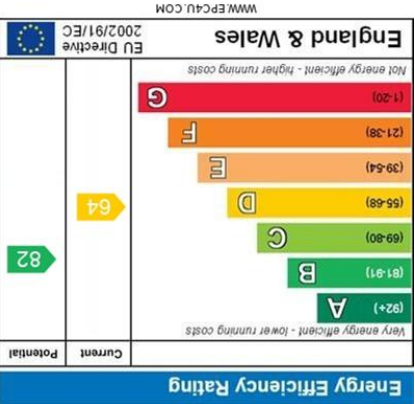
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- CORNER PLOT
- POTENTIAL TO EXTEND  
SUBJECT TO PLANNING
- TWO RECEPTION ROOMS &  
STUDY
- FOUR GOOD SIZED  
BEDROOMS
- BATHROOM & EN SUITE  
SHOWER ROOM



Shannon, Tamworth, B77 2NZ

Offers In Excess Of  
£400,000





## Property Description

Occupying a secluded spot on this ever popular road, this attractive four bedroom detached property has an attached double garage.

On entering the property there is a :-

**HALLWAY** Welcoming hallway with stairs rising to the first floor featuring a wooden spindle staircase, useful under stairs storage cupboard and access to :-

**STUDY** 7'4" x 7'10" (2.24m x 2.39m) Ideal for home working, having window to front overlooking front garden and a radiator.

**GROUND FLOOR CLOAKROOM** Having sink, toilet and radiator.

**FRONT RECEPTION ROOM** 10'4" x 12'0" (3.15m x 3.66m) Situated at the front of the property with an attractive bay window overlooking the front garden and radiator beneath and doors leading to :-

**REAR FACING RECEPTION ROOM** 12'9" x 17'1" (3.89m x 5.21m) A great sized reception room with a feature electric fireplace, radiator and patio doors leading out to the rear garden.

**KITCHEN** 9'7" x 14'3" (2.92m x 4.34m) Having a range of wall and base units, contrasting work surfaces and tiled splash backs. Built in oven and hob, space for a microwave and a half glazed door leading to the rear garden. A further door leads to:

**UTILITY ROOM** 5'9" x 8'1" (1.75m x 2.46m) Practical utility space with stainless sink, plumbing for a washing machine, and room for a dryer and fridge-freezer. Side facing window and a radiator.

### FIRST FLOOR

**BEDROOM ONE** 13'6" x 11'4" (4.11m x 3.45m) A good sized bedroom with a comprehensive range of fitted wardrobes, overhead cupboards, and bedside drawers. Rear facing window with radiator beneath and access to:

**EN SUITE SHOWER ROOM** 6'10" x 5'9" (2.08m x 1.75m) With shower cubicle, bidet, low level wc, sink and side facing window.

**BEDROOM TWO** 10'8" x 11'9" (3.25m x 3.58m) Another generous double bedroom with dual aspect front windows and radiator beneath.

**BEDROOM THREE** 9'4" x 12'10" (2.84m x 3.91m) A double bedroom with rear-facing window, coving to the ceiling, central heating radiator, and ceiling light.

**BEDROOM FOUR** 12'1" x 9'10" (3.68m x 3m) Further double bedroom with front-facing window and radiator beneath

**BATHROOM** 5'9" x 6'2" (1.75m x 1.88m) Fitted with a panelled bath, pedestal wash basin, and low-flush WC. Half tiling to the room, and full tiling around the bath and a radiator.

**OUTSIDE** To the front is a good sized driveway leading to the double garage, and a lawned front garden with mature planting. To the rear is a raised decked area and further lawned area, access via a door into the double garage. Side gate for access to the front of the property.

**DOUBLE GARAGE** 17'8" x 17'8" (5.38m x 5.38m) A substantial double garage with two separate up-and-over doors, glazed side access door, power and lighting. Additional storage is available into the eaves, making this a highly versatile space.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor

O2, Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 9 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.

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?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444