



Signed _____ Date _____



- OVERLOOKING KINGSBURY WATER PARK
- UNIQUE CHARACTER HOME
- THREE RECEPTION ROOMS
- GARAGE & WORKSHOP
- CONSERVATORY
- LANDSCAPED REAR GARDEN



Hillandale, Coventry Road, Kingsbury, Tamworth,
B78 2NP

£425,000



Property Description

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

Overlooking the beautiful Kingsbury Water Park stands this 1959 family built traditional detached home, offering character throughout, coupled with spacious living accommodation. To the front is a driveway for multiple vehicles and a thoughtfully designed area allowing the new owner to sit and enjoy the views. On entering the property is:-

HALLWAY A large and character filled hallway with a beautiful bespoke wooden balustrade, circular stained glass window, radiator and doors leading to:-

LOUNGE 15'0" x 12'1" (4.57m x 3.68m) With floor to ceiling bay windows overlooking Kingsbury Water Park to the front, feature fireplace with fire within and radiator.

REAR RECEPTION ROOM 10'1" x 12'1" (3.07m x 3.68m) Overlooking the garden, radiator and decorative ceiling rose.

THIRD RECEPTION ROOM 15'10" x 8'2" (4.83m x 2.49m) With radiator and doors leading out to the front elevation, decorative ceiling rose and corning.

KITCHEN 7'9" x 14'3" (2.36m x 4.34m) With a range of wall and base units, storage cupboard housing the boiler, built-in double oven, hob with an extractor over and space for appliances.

GUEST CLOAKROOM With low level wc & wash hand basin.

CONSERVATORY 14'10" x 13'1" (4.52m x 3.99m) With garden access and access to a workshop with power and lighting.

SIDE PASSAGEWAY With a door from the front elevation, also has access into the main home and the garage with electrics.

FIRST FLOOR LANDING Radiator, front facing window with beautiful views, loft hatch and doors leading to:-

BEDROOM ONE 14'0" x 12'1" (4.27m x 3.68m) Large bedroom with a front facing bay window, radiator, extensive range of built-in wardrobes, side cabinets, etc.

BEDROOM TWO 11'3" x 12'1" (3.43m x 3.68m) Rear facing with a radiator and views over the garden.

BEDROOM THREE 7'4" x 11'1" (2.24m x 3.38m) With a range of built-in furniture, radiator and door leading into a useful storage cupboard.

BATHROOM 7'11" x 8'2" (2.41m x 2.49m) With a rear facing window, fully tiled walls, sink, wc and bath with shower over.

REAR GARDEN Elevated, accessed via steps leading from the lower level patio, area laid to lawn and landscaped areas providing character & interest throughout.

Council Tax Band N - Warwickshire

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Central
Sewerage - Mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Networks in your area:- 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 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

*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.

WANT TO SELL YOUR OWN PROPERTY?
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