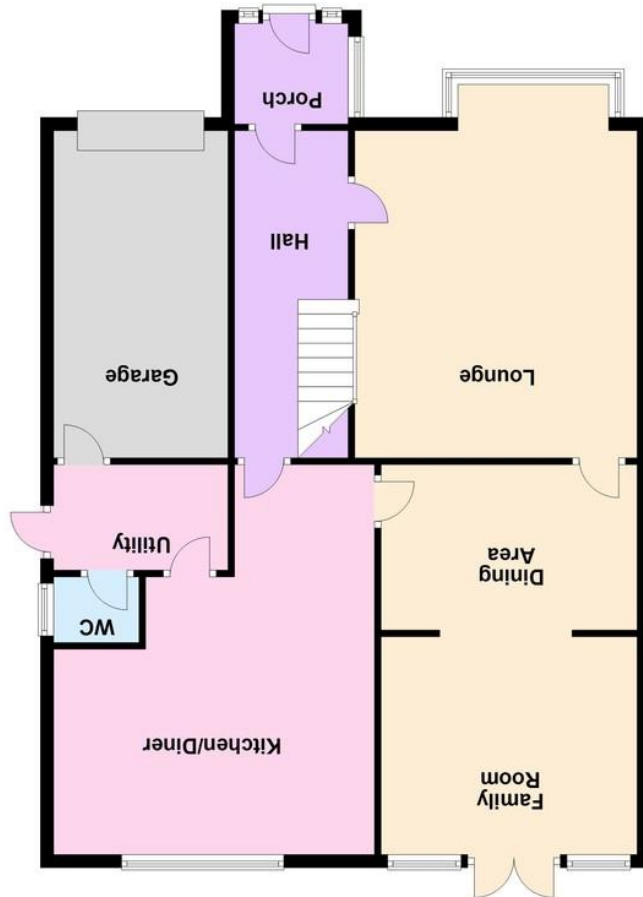
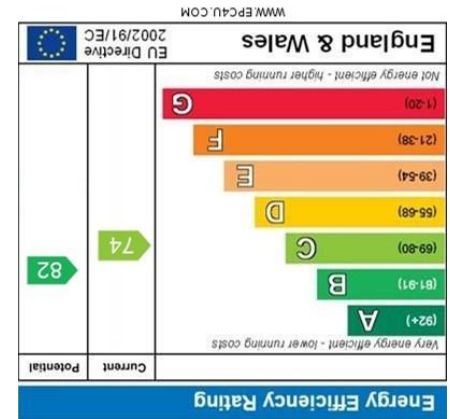


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1895.6 sq. feet



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)



- STUNNING FAMILY HOME
- FIVE BEDROOMS
- EN SUITE TO MASTER
- LOUNGE WITH LOG BURNER
- FAMILY ROOM
- KITCHEN DINER

Broadlee, Wilnecote, Tamworth, B77 4PF

Offers In Excess Of
 £400,000

Property Description

A extended five bedroom detached family home in Wilnecote, set in a quiet location and immaculately presented throughout.

Approach via multi car driveway, front door into:-

ENCLOSED PORCH Double glazed and further door into:-

SPACIOUS HALLWAY Having LVT flooring, stairs leading to the first floor and door into:-

LOUNGE 14' x 15' 6" (4.27m x 4.72m) Having double glazed box window to the front, central heating radiator, log burner with oak beam above.

FAMILY ROOM / DINING ROOM 8' 4" x 12' 8" (2.54m x 3.86m) Opens to 10' 11" x 11' 6", with double glazed double doors leading to the garden, two central heating radiators.

KITCHEN / DINER 11' 9" x 19' 6" (3.58m x 5.94m) With a modern white gloss kitchen with work surfaces, double glazed windows to the rear, space for range cooker and space for American style fridge/freezer, integrated dishwasher and central heating radiator.

UTILITY ROOM With plumbing for washing machine, wall and base units, access to the garage and double glazed door providing side access.

GUEST WC With low level wc, wash hand basin, double glazed window to side.

GARAGE 16' 2" x 8' 1" (4.93m x 2.46m) With up and over door, central heating boiler, water supply, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 9' 3" x 13' 7" (2.82m x 4.14m) With fitted wardrobe, double glazed bow window to the front and central heating radiator.

EN SUITE With two double glazed windows, corner shower cubicle with glazed screen and mixer shower, wash hand basin with vanity.

BATHROOM Having double glazed window to side, panelled bath with mixer shower over and tiled walls, pedestal wash hand basin, low level wc, central heating radiator.

BEDROOM TWO 8' 9" x 9' 3" (2.67m x 2.82m) Having a dressing area with double wardrobe and central heating radiator and opens to 11' 3" x 10' 2", with Velux windows to the ceiling, vaulted ceiling, central heating radiator and double glazed windows to rear.

BEDROOM FIVE 10' 6" x 5' 6" (3.2m x 1.68m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 7' 7" x 9' 9" (2.31m x 2.97m) Double glazed window to rear, central heating radiator,

BEDROOM FOUR 13' 10" x 7' 7" (4.22m x 2.31m) Double glazed window to front, central heating radiator, laminate flooring.

REAR GARDEN Having paved patio area, side gated access, artificial lawned area and garden shed.

Council Tax Band E - Tamworth Borough Council

Predicated mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 9 Mbps.
Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast. Highest available download speed 132 Mbps.
Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast. Highest available download speed 1000 Mbps.
Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, Openreach

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

