

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 Conveyer.

Tamworth | 01827 68444 (option 1)



- UNIQUE OPPORTUNITY TO ACQUIRE
- FOUR DOUBLE BEDROOMS
- TWO ENSUITES
- FIELD VIEWS
- STUNNING OPEN PLAN KITCHEN DINER



Gillway Lane, Tamworth, B79 8PN

£675,000





## Property Description

Gillway Lane is a beautifully presented only five years old, four bedroom executive detached family home benefitting from dual control central heating. Set in a prime location on Gillway Lane. Must be viewed to be appreciated.

Approach the property via electric gated access which can be activated via mobile phone and remote, large driveway with shrub and plant borders, lawned fore garden and electric sockets.

CANOPY PORCH With front door into:-

SPACIOUS HALLWAY 22' 0" x 4' 3" (6.71m x 1.3m) and 13' 7" max to under stairs cupboard x 6' 2" Porcelain herringbone tiled flooring, underfloor heating and door into:-

LOUNGE 18' 6" max into bay x 12' 6" (5.64m x 3.81m) With double glazed window to front, gas feature fireplace and underfloor heating.

KITCHEN/DINER 23' 10" x 16' 9" (7.26m x 5.11m) Porcelain herringbone tiled flooring, underfloor heating, a range of wall and base units, granite work surfaces, space for range cooker, walk in pantry, dish washer, integrated microwave, stainless steel sink with taps which are complete with boiling and filtered cold water, double glazed window to rear, spot lighting, double doors to garden.

LAUNDRY 7' 1" x 6' 2" (2.16m x 1.88m) With door to side, porcelain herringbone tiling, underfloor heating, ceramic sink with mixer taps, plumbing for washing machine and space for tumble dryer.

GARAGE 8' 1" x 18' 2" (2.46m x 5.54m) Having up and over door, underfloor heating, 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 window to side and access to loft which is fully insulated and boarded with lighting, accessed via ladder.

BEDROOM ONE 13' 4" x 16' 8" (4.06m x 5.08m) With Juliet balcony over looking the field views, central heating radiator and door to:-

ENSUITE With double walk in shower, wash hand basin, double glazed window to side, vanity underneath, low level WC and heated towel rail.

BEDROOM FOUR 10' 4" x 16' 11" (3.15m x 5.16m) Having double glazed window to rear, central heating radiator, spotlighting and laminate flooring.

BEDROOM TWO 13' 10" max into bay x 10' 6" (4.22m x 3.2m) With double glazed windows to front, central heating radiator and door to:-

ENSUITE With shower, tiled walls, heated towel rail, pedestal wash hand basin and low level WC.

FAMILY BATHROOM Separate double shower cubicle, heated towel rail, close coupled WC, fitted furniture, wash hand basin, bath with mixer shower attachment over.

BEDROOM THREE 13' 3" x 10' 7" (4.04m x 3.23m) Having double glazed porthole style window to front, further double glazed window to front and central heating radiator.

REAR GARDEN Having porcelain patio, electric sockets, shrub and plant borders, lawned area, side gated access and field views.

AGENTS NOTE The vendors have confirmed all rooms have USB sockets throughout the property and all the windows are sash windows except for patio doors.

Council Tax Band F Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available but limited for EE, O2, Vodafone and data available but limited for EE, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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

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