

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- DETACHED
- GROUND FLOOR ANNEXE
- LARGE DRIVEWAY
- GARAGE
- GUEST WC



Whiting, Dosthill, Tamworth, B77 1HP

£350,000



Property Description

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

A chalet style detached family home with an annexe to the side. The property benefits from having a block paved driveway to front and door into:-

SPACIOUS HALLWAY

GUEST WC With low level wc and wash hand basin, tiled walls.

LOUNGE 14' x 17' 1" (4.27m x 5.21m) Having double glazed bay window to front, central heating radiator, feature fireplace.

ANNEXE LOUNGE 16' 8" x 10' 2" (5.08m x 3.1m) Having double glazed window to rear, double glazed window to side, double doors leading to the conservatory and central heating radiator.

NEWLY FITTED KITCHEN 8' 5" x 17' (2.57m x 5.18m) Having wall and base units with work surfaces, integrated double oven, induction hob, glass splash backs, tiled walls, sink with mixer tap, spotlighting and double glazed window to rear, double doors leading to:-

CONSERVATORY 26' 2" x 17' 8" (8m x 5.38m) Double glazed and brick built, central heating radiator, tiled flooring, access to the annexe lounge and door leading into:-

GARAGE 19' 5" x 8' 5" (5.92m x 2.57m) The rear of the garage currently being used as a utility with plumbing for washing machine and window out to the garden and up and over door to the front, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Having paved patio, shrub and plant borders, summer house and garden shed.

ANNEXE BEDROOM 10' 3" x 10' 2" (3.12m x 3.1m) Having double glazed window to front and central heating radiator.

ANNEXE WET ROOM 5' 9" x 6' 7" (1.75m x 2.01m) Walk-in shower, tiled walls, wash hand basin and low level wc.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 11' 3" x 13' 4" (3.43m x 4.06m) Having double glazed window to front, central heating radiator and fitted wardrobes.

BEDROOM TWO 9' x 9' 1" (2.74m x 2.77m) Having double glazed window to rear, central heating radiator.

BEDROOM THREE 12' 1" x 7' 4" (3.68m x 2.24m) Double glazed window to rear and central heating radiator.

BATHROOM 10' 5" x 5' 4" (3.18m x 1.63m) Having panelled bath, tiled walls and flooring, central heating radiator, walk-in shower with glazed screen and mixer shower, heated towel rail, wash hand basin with vanity underneath, closed coupled wc, spotlighting.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 17 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

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.

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