

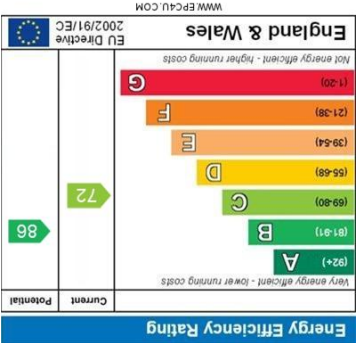
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- STUNNING THREE BEDROOM LINK DETACHED
- REFITTED OPEN PLAN BREAKFAST KITCHEN
- LOUNGE DINER
- GUEST WC
- GARAGE



Perrycrofts Crescent, Tamworth, B79 8UA

Offers In Excess Of  
£335,000





## Property Description

Beautifully presented and much improved three bedroom link detached on the popular Perry crofts Crescent.

Approach via the driveway with lawned fore-garden, front door into:-

ENCLOSED PORCH With wood effect flooring and door into spacious open plan lounge diner.

SPACIOUS LOUNGE DINER

LIVING AREA 13' 10" x 14' 10" (4.22m x 4.52m)

DINING AREA 10' 11" x 7' 6" (3.33m x 2.29m)

Having double glazed window to front, central heating radiator, stairs leading to the first floor, wood effect flooring, dining area with double doors leading to the conservatory and door leading to the kitchen.

NEWLY FITTED KITCHEN 12' 1" x 15' 7" (3.68m x 4.75m) With island, ceramic tiled flooring, radiator, wall and base high gloss units with work surfaces, incorporating a sink with mixer tap, double glazed window to rear, integrated double oven, gas hob, fridge, dishwasher and wine cooler, double glazed door leading into the garden.

GUEST WC 2' 9" x 4' 9" (0.84m x 1.45m) With low level wc and wash hand basin.

GARAGE 12' 8" x 8' 2" (3.86m x 2.49m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

CONSERVATORY 9' 4" x 8' 11" (2.84m x 2.72m)

GARDEN With paved patio area and lawned area, patio to rear.

FIRST FLOOR

BEDROOM ONE 12' 5" x 8' 9" (3.78m x 2.67m) Double glazed window to front and central heating radiator.

BEDROOM TWO 11' x 8' 8" (3.35m x 2.64m) Having central heating radiator, double glazed window to rear and fitted wardrobes.

BEDROOM THREE 9' 2" x 6' 1" (2.79m x 1.85m) Double glazed window to front, central heating radiator.

REFITTED BATHROOM 6' 5" x 5' 10" (1.96m x 1.78m) Having bath with shower, fully tiled, low level wc, wash hand basin with vanity, spotlighting and double glazed window to rear.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area:- Virgin Media, 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.

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