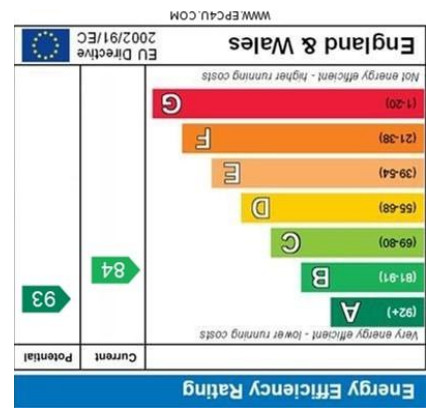


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Tamworth | 01827 68444 (option 1)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- OPEN ASPECT TO FRONT
- FOUR DOUBLE BEDROOMS
- TWO EN SUITES
- LUXURY BATHROOM
- OPEN PLAN KITCHEN DINING FAMILY
- UTILITY

5 Coltsfoot Close, Tamworth, B79 0EG

£450,000



Property Description

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

A four bedroom detached with open aspect to the front, double driveway and front door into:-

HALLWAY 16' 3" x 5' 3" (4.95m x 1.6m) Having wood effect flooring, stairs to first floor.

KITCHEN DINER 12' 6" x 29' 5" (3.81m x 8.97m) With windows to rear, double doors leading to the garden, family area, dining area, kitchen area with wall and base units and work surfaces, gas hob, double oven, fridge/freezer integrated, dishwasher, extractor over, tiled flooring, door leading to utility.

UTILITY ROOM 5' 6" x 4' 10" (1.68m x 1.47m) Door out to side, wall and base units, washing machine plumbing, sink with mixer taps.

LOUNGE 11' 5" x 18' 5" (3.48m x 5.61m) With double glazed window to front, electric feature fireplace and wood effect flooring.

GUEST WC Double glazed window to front, low level wc, wash hand basin and tiled floor

FIRST FLOOR

BEDROOM THREE 12' 3" x 9' 2" (3.73m x 2.79m) With double glazed window to front, central heating radiator, wood effect flooring and storage cupboard.

BEDROOM FOUR 12' 6" x 11' (3.81m x 3.35m) With double glazed window to rear, central heating radiator, wood effect flooring.

BATHROOM Having low level wc, pedestal wash hand basin, panelled bath, tiled walls and splash back, stainless steel towel rail and spotlighting.

BEDROOM ONE 12' 4" x 13' 1" (3.76m x 3.99m) Dressing area with built-in wardrobes, wood effect flooring, double glazed window to front and central heating radiator.

EN SUITE Double shower, low level wc, wash hand basin, tiling to walls and floor and double glazed window to front.

BEDROOM TWO 12' 1" x 10' 1" (3.68m x 3.07m) With double glazed window to rear, wood effect flooring, central heating radiator.

EN SUITE Shower cubicle, low level wc, double glazed window to side, stainless steel towel rail, tiled flooring.

REAR GARDEN Having paved patio area and side gated access, lawned area and shrub and plant borders.

Council Tax Band F - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 64Mbps. Highest available upload speed 15Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444