

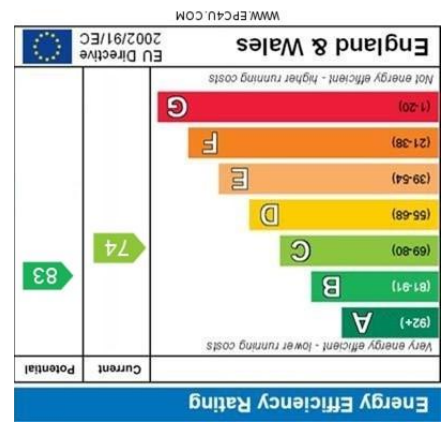
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- WOW
- BEAUTIFULLY PRESENTED
- EXECUTIVE FOUR BEDROOM DETACHED
- REFITTED BATHROOM
- STUNNING EN SUITE
- MODERN OPEN PLAN KITCHEN

Levett Road, Tamworth, B77 4AB

£450,000



Property Description

An executive four bedroom detached family home with a double garage, situated on a private drive in the lovely village of Amington.

Approach the property via a double driveway, fore-garden with lawned area with shrub and plant borders.

DOUBLE GARAGE 19' 1" x 17' 6" (5.82m x 5.33m) With two up and over doors, power and lighting and door leading out to the side to the garden.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

SPACIOUS HALLWAY Having wood effect flooring, stunning oak staircase and double doors leading into an open plan dining, family, kitchen, breakfast room.

GUEST WC With low level wc, central heating radiator, wash hand basin with vanity and oak door.

OPEN PLAN DINING/FAMILY/KITCHEN/BREAKFAST ROOM 10' 3" x 33' 9" (3.12m x 10.29m) With double glazed windows to rear, wood effect flooring, stunning kitchen with wall and base units, work surfaces, inset sink, double oven, dishwasher, central heating radiator, French doors and double glazed windows to rear and door leading to utility.

UTILITY ROOM 5' 1" x 7' 10" (1.55m x 2.39m) With plumbing for washing machine and tumble dryer, wall and base units, work surfaces, inset sink, mixer tap and double glazed door leading to garden.

LIVING ROOM 17' 5" x 12' (5.31m x 3.66m) Having bay window to front, gas fire and central heating radiator.

FIRST FLOOR

BEDROOM ONE 12' 6" x 11' 4" (3.81m x 3.45m) Having fitted wardrobes and central heating radiator, double glazed window to front.

EN SUITE BATHROOM 6' 4" x 5' 3" (1.93m x 1.6m) Having panelled bath, mixer shower over, sink with mixer tap, vanity storage cupboards, closed coupled wc, tiled walls and vinyl flooring, double glazed window to front and central heating radiator.

LUXURY SHOWER ROOM 6' 5" x 7' 6" (1.96m x 2.29m) Having fitted furniture, closed coupled wc, wash hand basin with vanity, electric mirror, double glazed window to front, tiled walls and vinyl flooring, central heating radiator.

BEDROOM TWO 12' 2" x 10' 3" (3.71m x 3.12m) Having fitted wardrobe, double glazed window to rear, central heating radiator.

BEDROOM THREE 10' 8" x 6' 10" (3.25m x 2.08m) Having central heating radiator, double glazed window to rear.

BEDROOM FOUR 9' 7" x 7' 5" (2.92m x 2.26m) Having double glazed window to rear, central heating radiator.

REAR GARDEN Having side gated access, gravelled area and lawned area, patio and is private.



Council Tax Band F - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 138 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 - 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?
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