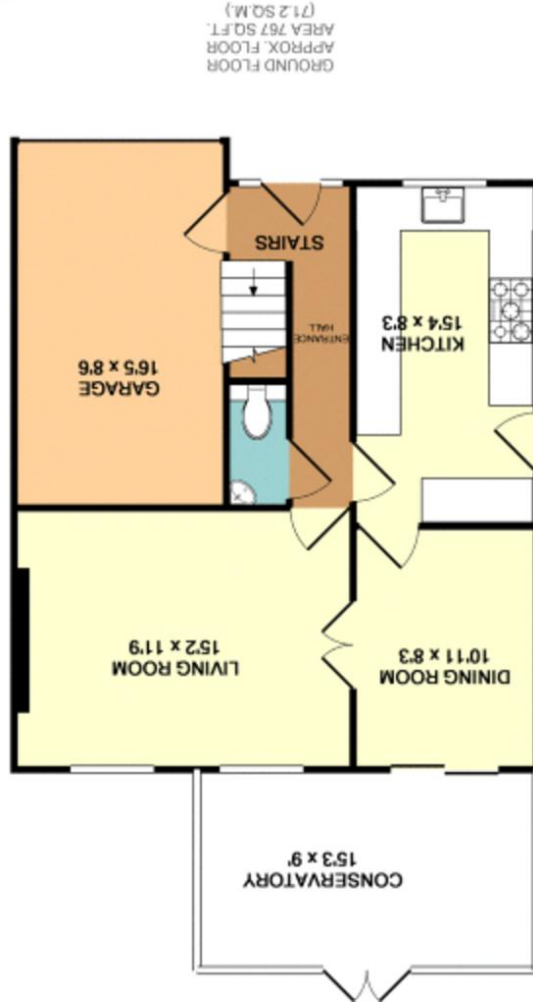
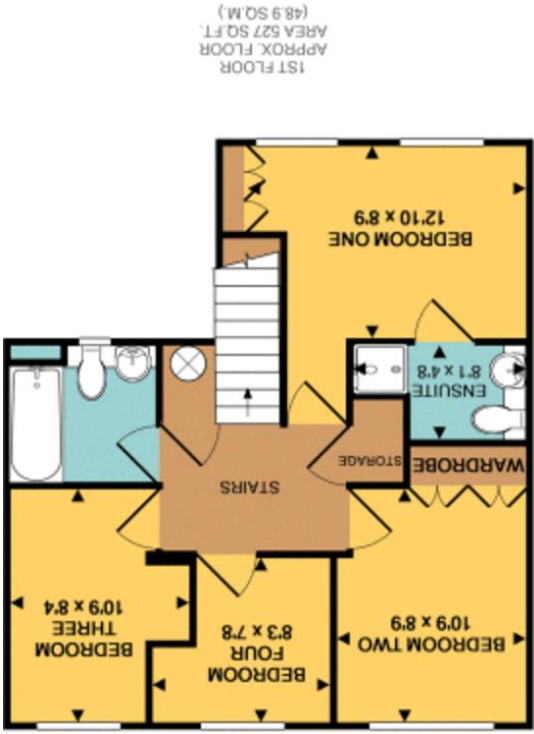


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metsox (2017)



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.



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

Tamworth | 01827 68444 (option 1)



- FOUR BEDROOM DETACHED
- LARGE DRIVEWAY
- EXCELLENT PLOT
- VILLAGE LOCATION
- SPACIOUS LOUNGE
- FITTED KITCHEN



Dexter Way, Birchmoor, Tamworth, B78 1AZ

£350,000



Property Description

A modern and well presented four bedroom detached home in the sought after village of Birchmoor and within the catchment areas of the highly regarded Polesworth Secondary School and Birchmoor Primary School both OFSTED rated "Outstanding" making this the perfect family home. The property comprises in brief of entrance hall, good sized living room, dining room, fitted kitchen, large conservatory, guest WC, master double bedroom with en-suite shower room, three further bedrooms, family bathroom, integral garage with driveway and front and rear gardens.

Approached via tarmac driveway with paved path to front door and side access to rear garden, and lawned front gardens.

ENTRANCE HALL With UPVC double glazed door and obscure glazed side windows to front elevation, carpeted stairs to first floor landing, ceiling light point, door to integral garage, door to under stairs guest WC and doors to living room and kitchen.

LIVING ROOM 15' 2" x 11' 9" (4.62m x 3.58m) With carpet to floor, two uPVC double glazed windows to rear elevation, two ceiling light points, two central heating radiators, gas fireplace and French doors into dining room.

DINING ROOM 10' 11" x 8' 3" (3.33m x 2.51m) With carpet to floor, ceiling light point, central heating radiator, door to kitchen and double glazed sliding patio doors to conservatory.

KITCHEN 15' 4" x 8' 3" (4.67m x 2.51m) With ceramic tiled flooring, range of fitted wall and base units with granite work surfaces and splash backs over, white ceramic Belfast sink with swan neck mixer tap over, stainless steel range gas cooker with five ring gas hob and modern stainless steel and glass extractor hood over, integrated dishwasher, integrated stainless steel microwave, space and plumbing for American style fridge freezer, central heating radiator, ceiling light point, under unit lighting, uPVC double glazed window to front elevation and uPVC double glazed door to side elevation.

CONSERVATORY 15' 3" x 9' (4.65m x 2.74m) With ceramic tiled floor, electric wall heater, ceiling fan and light, uPVC double glazed windows to rear and side elevations and uPVC double glazed French doors to garden.

GUEST WC 5' 8" x 2' 10" (1.73m x 0.86m) With wood effect vinyl flooring, low level enclosed cistern WC, corner wash hand basin, central heating radiator, extractor fan and ceiling light point.

FIRST FLOOR LANDING With carpet to floor, ceiling light point, loft access hatch, door to airing cupboard housing hot water tank, door to storage cupboard and doors to bedrooms and family bathroom.

BEDROOM ONE 12' 10" to wardrobes x 12' 7" max (3.91m x 3.84m) With carpet to floor, two uPVC double glazed windows to front elevation, two central heating radiators, ceiling light point, fitted wardrobes and door to en-suite shower room.

EN SUITE SHOWER ROOM 8' 1" max x 4' 8" max (2.46m x 1.42m) With wood effect vinyl flooring, enclosed shower cubicle with thermostatic shower, enclosed cistern low level WC, vanity wash hand basin with storage below, central heating radiator, obscure uPVC double glazed window to side elevation, ceiling light point and extractor fan.

BEDROOM TWO 10' 9" to wardrobes x 8' 9" max (3.28m x 2.67m) With carpet to floor, uPVC double glazed window to rear elevation, central heating radiator, ceiling light point and fitted wardrobes.

BEDROOM THREE 10' 9" x 8' 4" max (3.28m x 2.54m) With carpet to floor, uPVC double glazed window to rear elevation, central heating radiator and ceiling light point.

BEDROOM FOUR 8' 3" max x 7' 8" max (2.51m x 2.34m) With carpet to floor, uPVC double glazed window to rear elevation, central heating radiator and ceiling light point.

BATHROOM 6' 9" x 6' 5" (2.06m x 1.96m) With wood effect vinyl flooring, panelled bath with mixer tap and shower attachment, enclosed cistern low level WC, vanity wash hand basin with storage below, central heating radiator, obscure uPVC double glazed window to front elevation, ceiling light point and extractor fan.

GARAGE 16' 5" x 8' 6" (5m x 2.59m) With up and over garage door, ceiling light point, space and



plumbing for washing machine and tumble dryer.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Well maintained lawned rear garden with paved patio area, range of mature plants, shrubs and trees to borders, wooden panelled fencing to perimeter and side access gate to front of property.

Council Tax Band D - North Warwickshire

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 140 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Networks in your area - Openreach, nexfibre

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444