

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)



- FOUR BEDROOMS
- DETACHED
- LARGE GARDEN
- OPEN PLAN KITCHEN DINER
- SUNROOM
- CONVERTED GARAGE TO OFFICE



Lindisfarne, Glascote, Tamworth, B77 2QN

Offers Over £425,000





## Property Description

Lindisfarne is a beautifully presented four bedroom detached family home, set in a popular location and very conveniently placed for the town centre, train station, transport links out to the city centre, lots of local amenities, canal dose by for nice walks and park being a stones throw away.

Approach the property via driveway with lawned fore garden with shrub and plant borders and door leading into:-

SPACIOUS HALLWAY With access to:-

GUEST WC Having double glazed window to front and central heating radiator, low level WC and wash hand basin.

SPACIOUS LOUNGE Having double doors leading kitchen, double glazed bay window to front and feature fireplace and central heating radiator.

OPEN PLAN KITCHEN DINER Having a range of wall and base units with work surfaces, hob, oven and extractor, integrated dishwasher, granite work surfaces, solid oak breakfast bar, spotlighting, dining area and double doors leading to sunroom, sink with mixer taps, central heating radiator, useful understairs storage cupboard and luxury vinyl flooring.

UTILITY ROOM With a range of wall and base, plumbing for washing machine, sink with mixer tap, double glazed window to rear, central heating radiator and access to office.

OFFICE With double glazed window to front, Kardean oak effect flooring, central heating radiator and spotlighting.

SUN ROOM Is double glazed and brick built with orangery style roofing, double doors leading to garden, wood effect flooring.

GARDEN Having paved patio and lawned area and side gated access.

GARAGE Having single door to garden, up and over door to front, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

LANDING Having door off to:-

BEDROOM TWO Having double glazed window rear and central heating radiator and door leading to:-

GAMES ROOM Having velux window to ceiling.

FAMILY BATHROOM Having low level WC and wash hand basin, bath with shower over, tiled walls and double glazed window to rear.

BEDROOM ONE Having double glazed window to front, central heating radiator, fitted wardrobe and door to :-

ENSUITE Having walk in double shower, fully tiled with heated towel rail, wash hand basin with vanity and low level WC.

BEDROOM FOUR Having double glazed window to front and central heating radiator.

BEDROOM THREE Having double glazed window to rear and central heating radiator and fitted wardrobe.

Council Tax Band E Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband

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