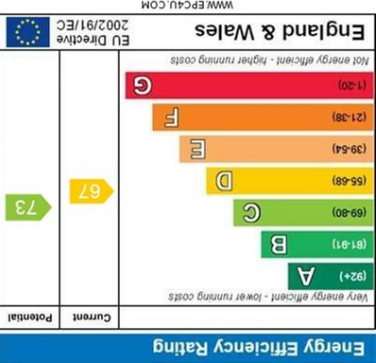




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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)



- EXTENDED
- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- SEPARATE DINING ROOM
- KITCHEN DINER



Adonis Close, Perrycrofts, Tamworth, B79 8TY, B79 8TY | Asking Price Of £325,000



Property Description

A beautifully presented extended three bedroom detached with large driveway with block paved edging, front door into:-

LOUNGE 11' 11" x 14' 11" (3.63m x 4.55m) With bay window to front, central heating radiator, stairs to the first floor, feature fireplace, door into:-

DINING AREA 19' 2" x 7' 5" (5.84m x 2.26m) With double doors leading to the garden, central heating radiator, arch leading to:-

KITCHEN DINER 21' x 7' (6.4m x 2.13m) With central heating radiator, wall and base units, wood effect work surfaces, double oven, space for fridge/freezer, plumbing for dishwasher, gas hob and extractor, double glazed window to rear, wood effect flooring and tiled splash backs.

STUDY/UTILITY ROOM 10' 10" x 7' 7" (3.3m x 2.31m) Having plumbing for washing machine and tumble dryer, double glazed window to rear and double glazed door leading to garden, wood effect flooring, central heating radiator, door leading to:-

GARAGE STOREA 16' 3" x 8' 1" (4.95m x 2.46m) Having double opening doors to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for our own vehicular requirements)

LANDSCAPED REAR GARDEN With decked patio area, steps down to artificial lawn area.

FIRST FLOOR LANDING Doors off to:-

BATHROOM 6' 2" x 6' 1" (1.88m x 1.85m) With panelled bath, pedestal wash hand basin, tiled walls, shower over bath, low level wc, heated towel rail and double glazed window to rear.

BEDROOM TWO 9' 9" x 8' 6" (2.97m x 2.59m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 8' 10" x 6' 2" (2.69m x 1.88m) Double glazed window to front, central heating radiator.

BEDROOM ONE 12' 3" x 8' 7" (3.73m x 2.62m) With double glazed window to front, central heating radiator, wardrobes.

Council Tax Band C - Tamworth

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

Mobile coverage - limited voice and data available for EE, Three, O2 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 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

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