

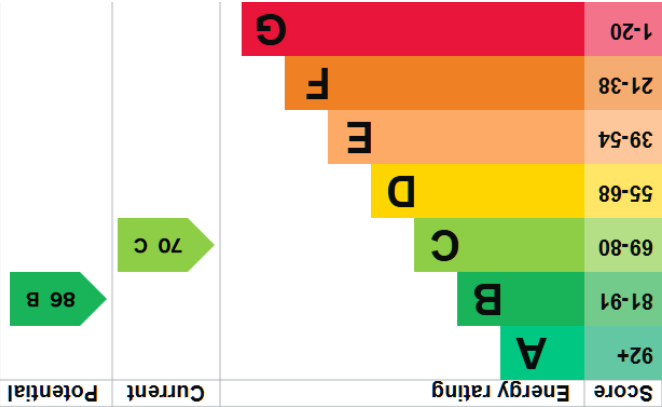
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- DOUBLE FRONTED
- DETACHED
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- BREAKFAST KITCHEN
- LOUNGE



Glascote Road, Glascote, Tamworth, B77 2BT

£350,000



Property Description

A two double bedroom detached bungalow.

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

ENCLOSED PORCH Further door into:-

SPACIOUS HALLWAY With loft access, central heating radiator.

BEDROOM ONE 10' 2" x 12' 0" (3.1m x 3.66m) With central heating radiator, double glazed bay window to front.

BEDROOM TWO 12' 2" x 14' 3" (3.71m x 4.34m) With double glazed bay window to front, central heating radiator and fitted wardrobes.

LIVING ROOM 9' 11" x 10' 6" (3.02m x 3.2m) Having double doors leading to the conservatory/garden room, central heating radiator.

SHOWER ROOM Corner shower cubicle, low level wc, pedestal wash hand basin, double glazed window to rear, radiator.

KITCHEN 11' 10" x 12' 8" (3.61m x 3.86m) With a range of wall and base units, work surfaces, space for cooker, sink with mixer tap, double glazed window to side, plumbing for dishwasher, tiled splash backs and plumbing for washing machine, storage cupboard with window housing the central heating boiler and tumble dryer space, airing cupboard and radiator.

GARDEN ROOM 24' 1" x 9' 8" (7.34m x 2.95m) Double glazed with double doors leading to the garden, wood effect vinyl flooring, radiator.

GARDEN Having extended gravelled driveway, lawned area, patio area, shrub and plant borders. apple orchard at the bottom.

DETACHED GARAGE 11' 8" x 23' (3.56m x 7.01m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- 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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