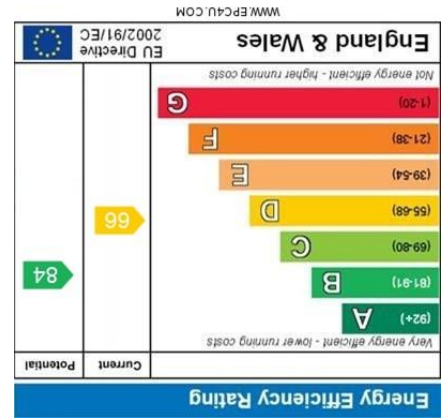


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FANTASTIC LINK DETACHED IN POPULAR LOCATION
- KITCHEN
- BATHROOM
- GARAGE WITH ELECTRIC DOOR
- SUPERB THROUGH LOUNGE/DINING AREA

4 Mercia Close, Tamworth, B79 8LZ

£300,000



Property Description

This attractively presented thoroughly improved three double bedroom link detached house provides an excellent opportunity to buyers. Served by gas central heating with new boiler in 2021 and majority UPVC double glazing, the property features a kitchen and four piece bathroom. Standing behind a two car driveway with access to a garage with electric door the property enjoys the advantage of a landscaped rear garden. Well placed with regard to a comprehensive range of services including schooling for children of all ages, local schools and well placed for commuting, the property needs to be reviewed internally to be appreciated and in more detail comprises:-

ENTRANCE PORCH With double glazed front door and glazed rear door with double glazed stained glass door leading through to:-

ENTRANCE HALL With laminate flooring, staircase leading off, single glazed window to side, radiator and decorative cover.

THROUGH LOUNGE DINING AREA

LOUNGE 12' 1" x 11' 1" (3.68m x 3.38m) With double glazed bay window, media chimney breast with feature inset electric fire with remote control, radiator.

DINING AREA 11' 7" x 8' 7" (3.53m x 2.62m) With radiator and decorative cover, double glazed double French doors to the garden.

FITTED KITCHEN 7' 10" x 10' 3" (2.39m x 3.12m) With double glazed window to rear, radiator, refitted units incorporating sink unit with mixer tap, base cupboards, base drawers, tiled splash backs to work surfaces, wall cupboards, plumbing for washing machine, space for fridge/freezer.

FIRST FLOOR LANDING With large storage cupboard with shelving and access to loft.

BATHROOM Being refitted and having two double glazed windows, low level wc, panelled bath with splash back, pedestal wash basin with splash back, corner shower compartment with thermostatic shower over, ladder radiator.

BEDROOM ONE 12' 4" x 9' 11" (3.76m x 3.02m) With radiator, double glazed window to front, wardrobe recess.

BEDROOM TWO 8' 2" x 10' 6" (2.49m x 3.2m) With radiator, double glazed window to rear, wardrobe recess.

BEDROOM THREE 9' 6" x 9' (2.9m x 2.74m) With radiator, built-in wardrobe, double glazed window.

GARAGE 15' 9" x 7' 9" (4.8m x 2.36m) With electric roller shutter door, wall mounted gas fired central heating boiler, power points and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The house stands behind a block paved driveway with parking with gated access along the right hand boundary. To the rear is a very attractive enclosed landscaped garden with patio area, lawn, fenced boundaries, shrub borders.



Council Tax Band C - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 163 Mbps. Highest available upload speed 22 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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