

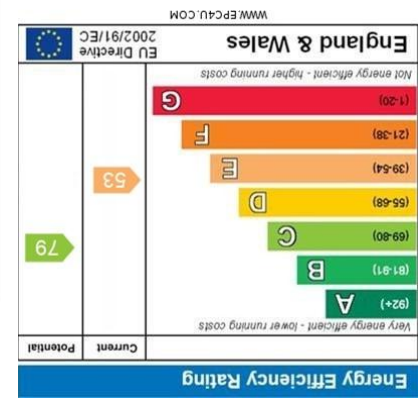
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



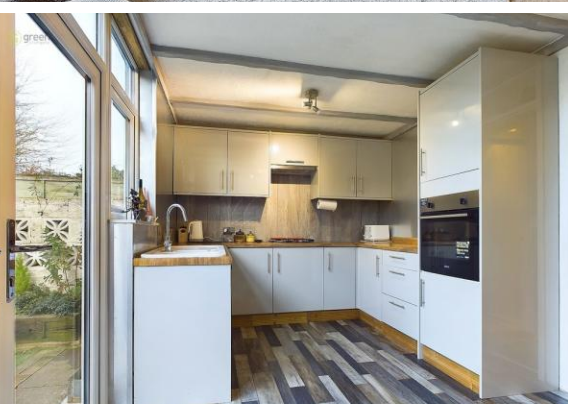
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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)



- POPULAR NORTH TAMWORTH LOCATION
- DETACHED
- THREE BEDROOMS
- NEWLY FITTED KITCHEN DINER
- SPACIOUS LOUNGE

Shelley Road, Tamworth, B79 8EA

£250,000



Property Description

A three bedroom detached family home set in the popular north side of Tamworth on a corner plot.

Approach via the driveway with front door into:-

ENCLOSED PORCH With tiled flooring and further door into:-

SPACIOUS HALLWAY With laminate flooring and stairs leading off to first floor, double glazed window to side.

SPACIOUS LOUNGE 15' 7" x 13' (4.75m x 3.96m) With double glazed window to front, electric feature fireplace and central heating radiator.

GUEST WC 4' 8" x 3' (1.42m x 0.91m) With low level wc, double glazed window to rear, wash hand basin.

KITCHEN/DINER 16' 5" x 9' 2" (5m x 2.79m) Having been recently refitted with a range of wall and base units and work surfaces, gas hob, oven, space for dishwasher, sink with mixer taps and double glazed window to rear, double doors leading to the garden, luxury vinyl flooring and central heating radiator, door leading to garage:-

GARAGE 11' 2" x 13' 9" (3.4m x 4.19m) Double opening doors to front, door leading to the second garden, tiled flooring and plumbing for washing machine and space for additional fridge.

Door leading to store area - 8' 1" x 9' 1" - having window to side.

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

FIRST FLOOR LANDING Having double glazed window to side and doors off to:-

BEDROOM ONE 9' 10" x 10' 2" (3m x 3.1m) Having double glazed window to front, storage cupboard, laminate flooring and central heating radiator.

BATHROOM 5' 7" x 6' 6" (1.7m x 1.98m) With panelled bath, shower over, pedestal wash hand basin, high low wc, double glazed window to side.

BEDROOM TWO 16' 3" x 9' (4.95m x 2.74m) Two double glazed windows to rear, could very easily be separated to make two bedrooms, central heating radiator.

BEDROOM THREE 6' 1" x 13' 4" (1.85m x 4.06m) Double glazed window to front, central heating radiator.

REAR GARDEN Being recently landscaped with paved patio area, decked patio area, artificial lawn, leads to a second garden which has further paved area, side gated access, bin store, two sheds and an artificial lawn area.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 18 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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WANT TO SELL YOUR OWN PROPERTY?
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Under the Code of Practice for Estate Agents Green and Company now declare that the vendor of the property is a relative of an employee of Green and Company, and we now report that fact.