

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
- TWO EN SUITES
- KITCHEN DINER
- STUDY
- SEPARATE DINING
- SPACIOUS LOUNGE



Oxbridge Way, Tamworth, B79 7YL

£465,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A well presented four bedroom detached house, set on a corner plot with double garage.

Approach the property via the path and double glazed sliding to:-

ENCLOSED PORCH Door into:-

SPACIOUS HALLWAY Having luxury vinyl flooring, stairs to the first floor, central heating radiator, double doors into:-

LOUNGE 12' 1" x 18' 5" (3.68m x 5.61m) Double glazed box window to front, luxury vinyl flooring, feature fireplace and central heating radiator, double doors leading to:-

DINING ROOM 9' 7" x 10' 4" (2.92m x 3.15m) Having central heating radiator, door leading to:-

BREAKFAST KITCHEN 17' 7" x 10' 2" (5.36m x 3.1m) With a range of wall and base units with work surfaces, tiled splash backs, double glazed window to rear, double oven, gas hob, extractor, plumbing for dishwasher, tiled flooring, double doors leading to the conservatory.

CONSERVATORY 16' 5" x 9' 1" (5m x 2.77m) Half brick and double glazed with double doors leading to the garden, tiled flooring.

STUDY 8' 1" x 4' 11" (2.46m x 1.5m) Having double glazed window to side, central heating radiator.

GARAGE 16' 9" x 17' 1" (5.11m x 5.21m) Having two up and over doors, 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

BEDROOM ONE 15' x 9' 3" (4.57m x 2.82m) Having fitted wardrobes, double glazed window to front, central heating radiator.

EN SUITE With shower, low level wc, pedestal wash hand basin, storage cupboard and double glazed window to front.

BEDROOM TWO 11' 6" x 11' 1" (3.51m x 3.38m) Double glazed window to rear, central heating radiator.

EN SUITE With shower, low level wc, pedestal wash hand basin.

BATHROOM 8' 4" x 8' 6" (2.54m x 2.59m) Having corner bath with double glazed window to side, central heating radiator, pedestal wash hand basin, low level wc, fully tiled walls and flooring.

BEDROOM THREE 8' 3" x 8' 6" (2.51m x 2.59m) Double glazed window to rear, central heating radiator.

BEDROOM FOUR 7' 9" x 8' 6" (2.36m x 2.59m) Double glazed window to rear and central heating radiator.

REAR GARDEN With paved patio and lawned area, shrub and plant borders, side gated access and garden shed and access into the double garage.

Council Tax Band E - Tamworth

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

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, 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 112 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Virgin Media, Openreach

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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