

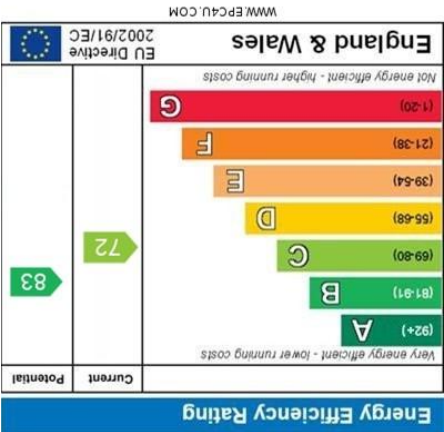
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- SPECTACULAR FOUR BEDROOM DETACHED
- MUST BE VIEWED
- HIGH SPECIFICATION
- FULLY MODERNISED THROUGHOUT
- EN SUITE TO MASTER



Mansfield Close, Tamworth, B79 7YE

Offers In Excess Of
£410,000



Property Description

Mansfield Close is a beautifully presented and much improved four bedroom detached family home, situated on the popular North Side of Tamworth on the lovely Tame Meadow Estate being close to the nature reserve and easy access to the town centre.

Approach the property via a shared driveway which leads to double driveway to the front of the property, there is additional driveway opposite the property as well.

PORCH With front door into:-

SPACIOUS HALLWAY Having luxury Amtico flooring, stairs leading to first floor, door leading into garage.

GARAGE Sectional thermal composite door , power and lighting, plumbing for washing machine and space for tumble dryer. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

DINING ROOM With double glazed window to front, central heating radiator.

GUEST WC With luxury vinyl flooring, low level WC, wash hand basin, central heating radiator and double glazed window to side.

KITCHEN Newly fitted with quartz worktops, Amtico flooring, integrated fridge, two integrated ovens with one having integrated microwave and warming drawer, gas hob and extractor, double doors leading to garden with internal blinds, double glazed window to side, sink with mixer taps, integrated dishwasher and a range of wall and base units and central heating radiator .

LOUNGE With double doors leading to garden and central heating radiator .

FIRST FLOOR

LANDING Having doors off to:-

BEDROOM FOUR With double glazed window to rear and central heating radiator .

BEDROOM THREE With double glazed window to rear, central heating radiator and fitted wardrobes .

BEDROOM TWO With fitted wardrobes, central heating radiator and double glazed window to front.

BEDROOM ONE With double glazed window to front, fitted wardrobes, central heating radiator and access to:-

ENSUITE Newly fitted with double corner shower cubicle, wash hand basin and vanity, electric mirror, tiled walls, central heating towel rail/radiator, double glazed window to front and low level WC.

FAMILY SHOWER ROOM Having walk in shower with glazed screen, tiled floor, vanity unit and wash hand basin, low level WC and heated towel rail/radiator .

REAR GARDEN Is low maintenance with patio area, artificial lawn, shrub and plant borders with low voltage mains powered lighting to all flower beds and two side gated accesses.

Council Tax Band D Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 83 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444