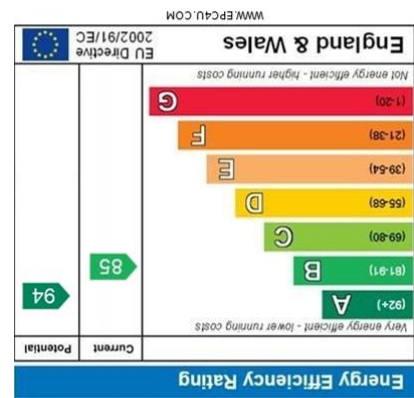


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FIVE BEDROOM DETACHED
- HIGH SPECIFICATION THROUGHOUT
- DELIGHTFUL LOUNGE
- KITCHEN DINER
- LANDSCAPED REAR GARDEN
- TWO EN SUITES

Clover Close, Tamworth, B79 0EF

£415,000



Property Description

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

A beautifully presented five bedroom detached family home set in the popular location of Barley Fields. The property benefits from having a tandem driveway plus extra parking to the front.

Front door leading into:-

SPACIOUS HALLWAY With stairs leading to the first floor, under stairs storage cupboard, guest wc.

SPACIOUS LOUNGE 10' 11" x 17' (3.33m x 5.18m) With double glazed bay window to the front and central heating radiator.

OPEN PLAN KITCHEN DINER 19' 6" x 13' 2" (5.94m x 4.01m) With a range of wall and base units, wood work surfaces, integrated fridge, dishwasher, double oven, plumbing for washing machine, sink with mixer tap, tiled flooring and double doors leading to the garden.

FIRST FLOOR LANDING Having access to four bedrooms and bathroom.

BEDROOM THREE 8' 7" x 9' 9" (2.62m x 2.97m) Double glazed window to rear and central heating radiator.

BEDROOM FOUR 10' 7" x 9' 9" (3.23m x 2.97m) Double glazed window to rear and central heating radiator.

BATHROOM 6' 3" x 6' 6" (1.91m x 1.98m) With ceramic tiling, bath, pedestal wash hand basin, low level wc and stainless steel towel rail and double glazed window to side.

BEDROOM TWO 10' 3" x 10' 7" (3.12m x 3.23m) Double glazed window to front and central heating radiator.

EN SUITE 9' 6" x 2' 11" (2.9m x 0.89m) With walk-in shower, pedestal wash hand basin, low level wc.

BEDROOM FIVE 8' 10" x 7' (2.69m x 2.13m) Double glazed window to front, central heating radiator.

SECOND FLOOR

BEDROOM ONE 11' 3" x 16' 1" (3.43m x 4.9m) With double glazed windows to front and side, a range of fitted wardrobes.

EN SUITE 7' 2" x 8' 10" (2.18m x 2.69m) With walk-in shower, low level wc, Velux window and fully tiled walls and flooring.

REAR GARDEN Landscaped with paved patio area, lawned area, gravelled area, decked area, patio area to the rear and garden shed, side gated access.

GARAGE 10' 9" x 19' 7" (3.28m x 5.97m) With electric roller shutter door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the side of the property there is a car electric charging point.

Council Tax Band E - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 63 Mbps. Highest available upload speed 15 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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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