

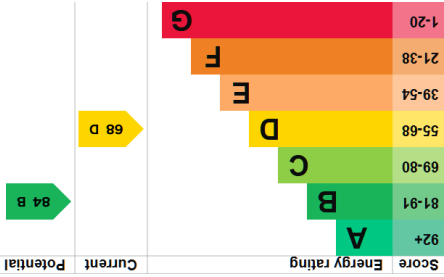
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- WELL PRESENTED DETACHED
- MODERN KITCHEN
- DRIVEWAY
- LARGER THAN AVERAGE GARDEN
- DOWNSTAIRS SHOWER ROOM
- UTILITY



Darnbrook, Wilnecote, Tamworth, B77 4JU

Asking Price Of £300,000





## Property Description

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

A very well presented three bedroom detached set on a corner plot.

Approach via the driveway, lawned fore-garden with shrub and plant borders, front door into:-

ENCLOSED PORCH Double glazed and door into:-

HALLWAY With stairs to first floor and central heating radiator.

SPACIOUS LOUNGE 23' 4" x 11' 8" (7.11m x 3.56m) With electric feature fireplace, double glazed window to front and central heating radiator, open to:-

DINING ROOM Central heating radiator and double doors into:-

CONSERVATORY 7' 5" x 9' (2.26m x 2.74m) Double glazed and half brick built with double doors onto the garden and central heating radiator.

KITCHEN 9' 10" x 7' 4" (3m x 2.24m) Modern with work surfaces, ceramic sink with mixer tap, double glazed window to rear, tiled splash backs, induction hob, double oven, integrated fridge/freezer, door to under stairs storage cupboard used as a pantry, LVT flooring.

UTILITY ROOM 9' 5" x 8' 4" (2.87m x 2.54m) With sink and mixer tap, double glazed window to rear, door leading to the garden, plumbing for washing machine, plumbing for tumble dryer, fridge/freezer space and door leading to the garage.

DOWNSTAIRS SHOWER ROOM 9' 4" x 3' (2.84m x 0.91m) With low level wc, fully tiled, heated towel rail, wash hand basin with vanity, shower cubicle with tiled walls and mixer shower.

GARAGE 15' 11" x 11' 9" (4.85m x 3.58m) With up and over door, 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 LANDING Having double glazed window to side and doors off to:-

BEDROOM ONE 8' 8" x 13' 7" (2.64m x 4.14m) Having fitted wardrobe, double glazed window to front, central heating radiator.

BEDROOM THREE 7' 5" x 4' 2" (2.26m x 1.27m) Central heating radiator, double glazed window to rear.

BEDROOM TWO 7' 4" x 8' 7" (2.24m x 2.62m) Double glazed window to rear, central heating radiator.

BATHROOM 6' 10" x 5' 8" (2.08m x 1.73m) Having low level wc, fully tiled walls, bath with mixer shower over, wash hand basin with vanity and heated towel rail.

REAR GARDEN Having side gated access, garden shed, lawned area, patio and shrub and plant borders.

Council Tax Band C - Tamworth

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

Mobile coverage - voice likely available for EE, O2 and Vodafone,, limited for Three 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 138 Mbps. Highest available upload speed 20 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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