

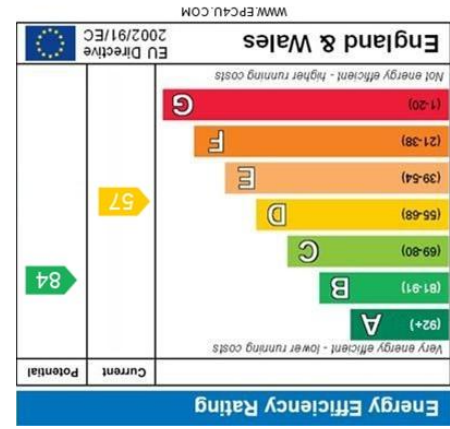
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



**LEGAL READY**

"How does this help me?"  
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- GATED DRIVEWAY
- REFITTED SHOWER ROOM
- REFITTED KITCHEN
- SPACIOUS LOUNGE



Comberford Road, Tamworth, B79 8PQ

£395,000



## Property Description

A three bedroom detached bungalow with gated driveway, set in a popular location of B79 north side of Tamworth.

Approach the property via the gated entrance with paved driveway and shrub and plant borders, two side accesses and front door into:-

HALLWAY Having doors off to:-

NEWLY FITTED KITCHEN 11' 11" x 7' 11" (3.63m x 2.41m) With a range of wall and base units and work surfaces, tiled splash backs, central heating radiator, good double glazed door leading out to the side, integrated oven, gas hob and integrated microwave and dishwasher.

REFITTED SHOWER ROOM Having wash hand basin with vanity underneath, low level w.c. double glazed window to side, LVT flooring, heated towel rail, sensor electric mirror and walk-in shower with glazed screen and mixer shower.

BEDROOM ONE 10' 9" x 11' (3.28m x 3.35m) With double glazed window to rear, central heating radiator.

LOUNGE With double glazed window to the front aspect, feature fireplace, two wall mounted radiators, door to the hallway

DINING AREA 10' 9" x 8' 11" (3.28m x 2.72m) Open from the hallway, double doors leading to the conservatory, central heating radiator.

BEDROOM TWO 11' 9" x 11' 6" (3.58m x 3.51m) Double glazed windows to rear and fitted wardrobes.

BEDROOM THREE 8' 9" x 12' 7" (2.67m x 3.84m) With double glazed window to side, central heating radiator and loft access.

CONSERVATORY 11' 6" x 11' 4" (3.51m x 3.45m) Double glazed and half brick built with double doors leading to the garden.

DELIGHTFUL REAR GARDEN With side access, garden shed, delightful fish pond, shrub and plant borders, decked patio area and paved patio area.

The bottom garden area can be used as a vegetable plot/caravan/motorhome or other storage, access from within the garden and/or access via a two gated side entrance.

Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 80 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 - Openreadt, 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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444