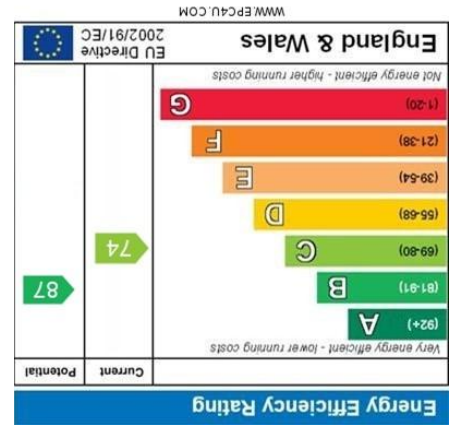


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- BEAUTIFULLY PRESENTED
- THREE EXCELLENT BEDROOMS
- KITCHEN DINER
- SPACIOUS LOUNGE
- GUEST WC
- DRIVEWAY

Durham Close, Tamworth, B78 3XX | Asking Price Of £300,000





## Property Description

A beautifully presented three bed semi detached with driveway and front door into:-

**SPACIOUS HALLWAY** With luxury vinyl flooring, central heating radiator.

**GUEST WC** With low level wc, double glazed window to front, wash hand basin.

**SPACIOUS LOUNGE** 15' 3" x 14' 11" (4.65m x 4.55m) With luxury vinyl flooring, double glazed window to front and central heating radiator.

**KITCHEN DINER** 10' 5" x 14' 11" (3.18m x 4.55m) With double glazed window to rear and double doors leading to the garden, wall and base units with work surfaces, sink with mixer tap, hob, oven and extractor, plumbing for washing machine and plumbing for dishwasher, tile effect flooring.

**REAR GARDEN** With paved patio and lawned area, door to garage.

**GARAGE** 16' 8" x 8' 9" (5.08m x 2.67m) With power and lighting and up and over door.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR LANDING** Having doors off to:-

**BEDROOM THREE** 9' 0" x 6' 6" (2.74m x 1.98m) With double glazed window to rear and central heating radiator.

**BEDROOM ONE** 12' 7" x 8' 2" (3.84m x 2.49m) With double glazed window to rear and fitted wardrobe, central heating radiator.

**BEDROOM TWO** 11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window to front, central heating radiator.

**BATHROOM** 5' 6" x 6' 0" (1.68m x 1.83m) Panelled bath with shower over, double glazed window to front, low level wc, heated towel rail and wash hand basin.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 23 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 18 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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444