

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.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 69 C
 Potential: 78 C

Tamworth | 01827 68444 (option 1)



- LARGE DRIVEWAY
- ORIGINAL FEATURES
- FOUR BEDROOMS
- DINING ROOM
- MODERN BREAKFAST KITCHEN
- EXTENDED LOUNGE DINER

Gillway Lane, Tamworth, B79 8PW

£575,000

Property Description

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

A beautifully presented four bedroom extended family home with extensive rear gardens, large block paved driveway.

ENCLOSED PORCH Door into:-

HALLWAY 14' 2" x 6' 11" (4.32m x 2.11m) With solid wood flooring, under stairs storage cupboard, radiator and stairs leading to first floor.

LOUNGE DINER 13' 4" x 29' 2" (4.06m x 8.89m) With three double glazed windows to side, double glazed windows to side of double glazed sliding doors leading to garden, spotlighting and two central heating radiators.

DINING ROOM/SECOND RECEPTION 14' 10" x 11' (4.52m x 3.35m) Gas feature fireplace and two central heating radiators, double glazed bay window to front.

L-SHAPED KITCHEN 17' x 8' 4" min 13' max (5.18m x 2.54m) With a range of modern wall and base units, granite work surfaces, integrated sink with mixer tap, double oven, (top oven also being a microwave) induction hob and extractor over, space for American style fridge/freezer, double glazed window to rear, double glazed door leading to garden, two central heating radiators and door into:

INNER HALLWAY Leading to garage and guest wc.

GUEST WC Having wash hand basin, low level wc, tiled walls and flooring, sensor mirror, extractor fan and central heating radiator.

GARAGE 10' 9" x 9' 1" (3.28m x 2.77m) With electric shutter door and combi boiler, sink with hot and cold taps.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having access to loft via ladder doors off to:-

BEDROOM THREE 8' 10" x 14' 5" (2.69m x 4.39m) With double glazed window to front, central heating radiator.

BEDROOM FOUR 9' 11" x 9' 2" (3.02m x 2.79m) Double glazed window to rear, central heating radiator.

SHOWER ROOM Having double glazed window to rear, low level wc, walk-in shower with tiled walls, mixer shower, glazed screen, wash hand basin with vanity cupboard, sensor mirror, extractor fan, spotlighting, heated towel rail.

BEDROOM TWO 12' x 11' 1" (3.66m x 3.38m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 18' 8" x 12' 11" (5.69m x 3.94m) Double glazed window to front, double glazed bay window to front, a range of fitted wardrobes, two central heating radiators and spotlighting.

EXTENSIVE REAR GARDEN Having side gated access, paved patio area, extensive lawned area, greenhouse, fruit cage, two garden sheds and outside water tap.

Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 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 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.

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