

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 Conveyor.

Tamworth | 01827 68444 (option 1)

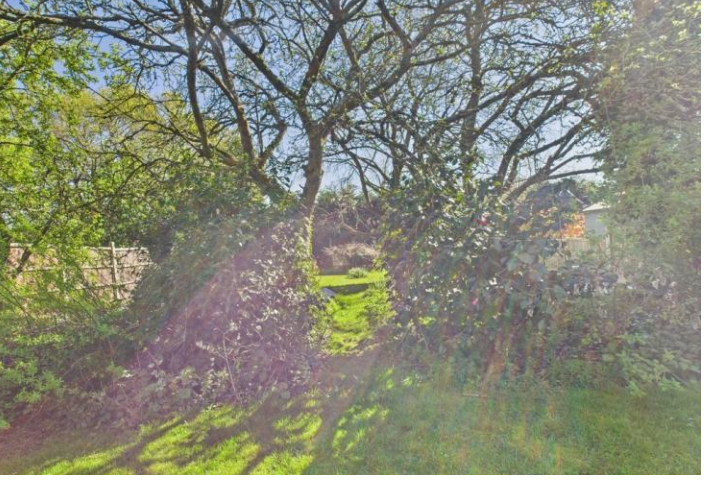


- UNIQUE OPPORTUNITY TO ACQUIRE
- THREE BEDROOM DETACHED
- AMAZING PLOT
- VILLAGE LOCATION
- EXTENDED TO REAR
- DINING ROOM



Drayton Lane, Drayton Bassett, Tamworth, B78 3TZ

£425,000



Property Description

A three bedroom detached in a village location with extensive driveway, lawned fore-garden with shrub and plant borders, front door into:-

ENCLOSED PORCH Further door into:-

SPACIOUS HALLWAY With stairs leading to the first floor.

DINING ROOM 7' 9" x 16' 4" (2.36m x 4.98m) Central heating radiator, double glazed window to front.

LOUNGE 11' 0" x 14' 8" (3.35m x 4.47m) Open to family room with central heating radiator and feature fireplace.

FAMILY ROOM 19' 0" x 11' 0" (5.79m x 3.35m) With two double glazed sliding doors leading out to the garden and central heating radiator, open to:-

KITCHEN 7' 7" x 17' 3" (2.31m x 5.26m) Having wall and base units and work surfaces, space for cooker, sink with taps, window to side, under stairs pantry cupboard, space for freezer and door leading to:-

LEAN TO / UTILITY AREA 8' 0" x 12' 1" (2.44m x 3.68m) With guest wc, having high low wc and window to side, access to the garage.

GARAGE 8' 0" x 16' 9" (2.44m x 5.11m) Having opening out doors 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 three bedrooms.

BEDROOM THREE 8' 8" x 11' 6" (2.64m x 3.51m) Double glazed window to rear and central heating radiator.

BEDROOM TWO 10' 0" x 14' 7" (3.05m x 4.44m) Double glazed window to rear and central heating radiator.

BEDROOM ONE 9' 11" x 11' 1" (3.02m x 3.38m) With double glazed window to front and central heating radiator.

BATHROOM 8' 6" x 7' 4" (2.59m x 2.24m) Having panelled bath, double glazed window to front, tiled walls, separate shower with mixer shower and tiled walls, low level wc and wash hand basin.

REAR GARDEN Having patio area and two lawned areas with shrub and plant borders.

Council Tax Band E - Lichfield

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 330 Mbps. Highest available upload speed 50 Mbps.

Networks in your area:- 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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WANT TO SELL YOUR OWN PROPERTY?
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