

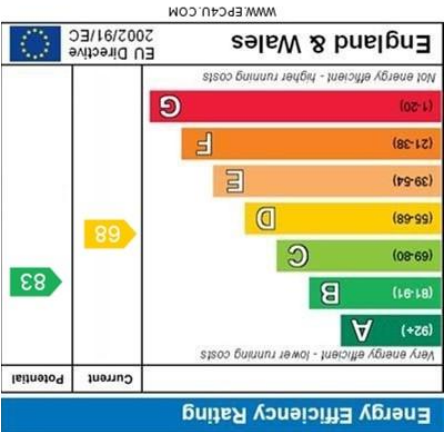
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- BEAUTIFULLY EXTENDED
- LARGE UTILITY
- OPEN PLAN DINING KITCHEN FAMILY
- GUEST WC
- EN SUITE TO MASTER
- FAMILY BATHROOM



Ascot Drive, Dosthill, Tamworth, B77 1QP

Offers In Excess Of  
£350,000





## Property Description

A beautifully extended and well presented three bedroom detached with large driveway, front door into:-

SPACIOUS HALLWAY Door to garage and door leading to utility.

UTILITY ROOM 7' 0" x 13' 7" (2.13m x 4.14m) Having double glazed window to front, plumbing for washing machine, housing for the central heating boiler, double glazed door to side, vinyl flooring and central heating radiator.

GUEST WC With low level wc and wash hand basin, tiled splash backs, vanity underneath, double glazed window to side.

OPEN PLAN LIVING KITCHEN SPACE 19' 1" x 22' 11" (5.82m x 6.99m) Having a range of wall and base units and work surfaces, central island, induction hob, extractor, oven, integrated dishwasher, tiled flooring.

Dining area having central heating radiator which opens into spacious lounge area having sliding doors to the garden, double glazed windows to both side and tiled flooring and central heating radiator, Velux windows to the ceiling.

FIRST FLOOR

BEDROOM ONE 10' 6" x 14' 5" (3.2m x 4.39m) Having double glazed window to front, fitted wardrobes, central heating radiator.

EN SUITE Having shower cubicle, low level wc, wash hand basin with vanity, double glazed window to front and stainless steel towel rail.

BEDROOM TWO 10' 3" x 11' 3" (3.12m x 3.43m) Double glazed window to rear and central heating radiator.

BEDROOM THREE 8' 8" x 8' 1" (2.64m x 2.46m) Having double glazed window to rear and central heating radiator.

FAMILY BATHROOM 5' 7" x 8' 1" (1.7m x 2.46m) Having heated towel rail, low level wc, double glazed window to side, wash hand basin with vanity, panelled bath with shower over and fully tiled walls.

REAR GARDEN Having side gated access, lawned area with paved patio.

GARAGE 7' 11" x 14' 2" (2.41m x 4.32m) Has been made sound proof, having power and lighting, stud wall to the front blocking the garage door which can easily be removed to be a usable garage again.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - North Warwickshire

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

Mobile coverage - voice likely available for EE, limited for Three, O2 and Vodafone and data likely available for EE, limited for 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 76 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadband, 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?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444