

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)



- STUNNING LOCATION
- OPEN ASPECT TO FORE AND REAR
- DRIVEWAY
- LOUNGE
- NEWLY FITTED KITCHEN
- SPACIOUS UTILITY



Cliff Hall Lane, Cliff, Tamworth, B78 2DR

Offers in excess of
£300,000



Property Description

Cliff Hall Lane is a beautifully presented two bedroom semi detached property with open aspects to front and rear.

Approach the property via gravel driveway and front door into:-

SPACIOUS HALLWAY Opening out to the:-

LOUNGE With open fireplace, double glazed windows to front and central heating radiator.

RECENTLY REFITTED KITCHEN Having wood effect wood surfaces, wall and base units, spot lighting, extractor, induction hob and oven, integrated fridge freezer, luxury vinyl flooring and opening out to the sun room.

SUN ROOM With double glazed double doors and double glazed windows to rear and luxury vinyl flooring.

UTILITY AREA Having door leading to garage store, sink, plumbing for washing machine, useful storage cupboard and door leading out to garden.

GARAGE STORE With double opening doors to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GUEST WC With low level WC and wash hand basin.

STORAGE AREA Housing boiler.

FIRST FLOOR

LANDING Having oak doors off to bedrooms.

BEDROOM ONE With fitted wardrobes, double glazed window to front and central heating radiator.

BEDROOM TWO With double glazed window to rear and central heating radiator.

BATHROOM With bath, double glazed window to rear, luxury tiling, separate shower cubicle with electric shower, low level WC and pedestal wash hand basin and heated towel rail.

DELIGHTFUL REAR GARDEN Has open aspect to rear, garden shed, lawned area, shrub and plant borders and paved patio.

Council Tax Band C North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 29 Mbps. Highest available upload speed 3Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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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