

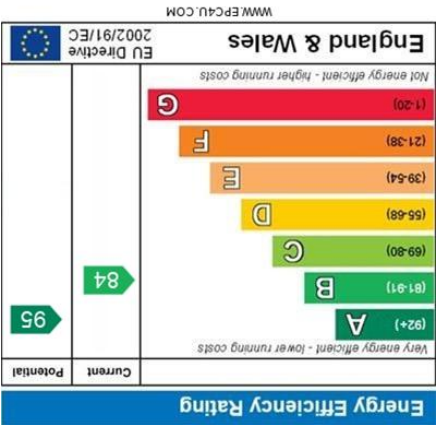
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- STUNNING REDROW HOME
- THREE BEDROOMS
- ENSUITE
- FAMILY BATHROOM
- OPEN PLAN KITCHEN DINER
- SPACIOUS LOUNGE



Rangemoor Crescent, Amington, Tamworth, B77 4QF

£325,000



# Property Description

Rangemoor Crescent is a beautifully presented high specification Redrow three bedroom semi-detached.

Approach via double driveway with front door into:-

HALLWAY With stairs to first floor, storage cupboard.

GUEST CLOAKROOM With low level WC, double glazed window to side and wash hand basin.

LOUNGE 15' 9" x 11' 0" (4.8m x 3.35m) Double glazed window to front, central heating radiator and wood effect luxury vinyl flooring.

OPEN PLAN KITCHEN DINER 11' 5" x 18' 3" (3.48m x 5.56m) Has a range of modern wall and base units with work surfaces, integrated double oven, fridge freezer, sink with mixer tap, splash back tiling, central heating radiator double doors leading out to garden, integrated dishwasher, hob with extractor over, door which leads to:-

UTILITY ROOM With plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

BEDROOM ONE 11' 4" x 9' 1" (3.45m x 2.77m) Double glazed window to front, central heating radiator and fitted wardrobe.

ENSUITE 4' 1" x 7' 5" (1.24m x 2.26m) With glazed shower cubicle, tiled walls, mixer shower, wash hand basin and low level WC and double glazed window to side.

LANDING Having storage cupboard over stairs.

BATHROOM 5' 6" x 6' 7" (1.68m x 2.01m) With double glazed window to front, bath with shower over, wash hand basin and low level WC.

BEDROOM TWO 11' 8" x 9' 2" (3.56m x 2.79m) With double glazed window to rear, fitted wardrobe and central heating radiator.

BEDROOM THREE 8' 6" x 8' 6" (2.59m x 2.59m) Double glazed window to rear and central heating radiator.

LANDSCAPED REAR GARDEN With patio area, lawn area and garden shed.

Council Tax Band D Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Vodafone, limited for EE, Three, O2 and data likely available for Vodafone, limited for EE, Three  
Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.  
Networks in your area - Openreach, Virgin Media

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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