

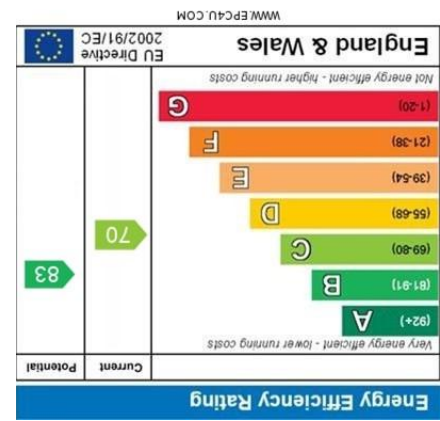
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



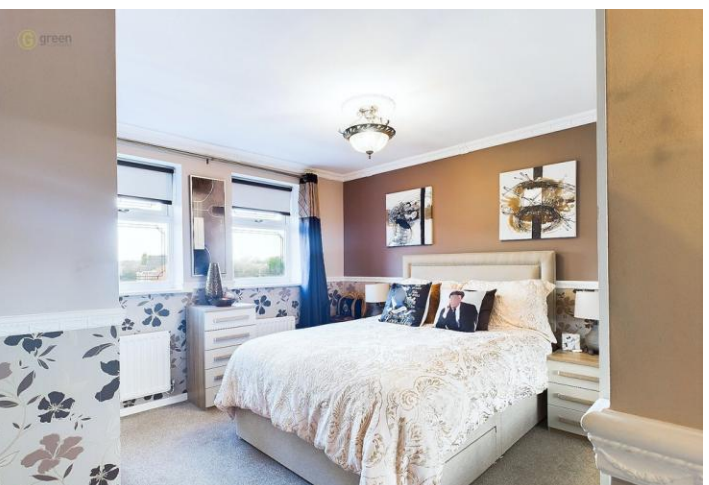
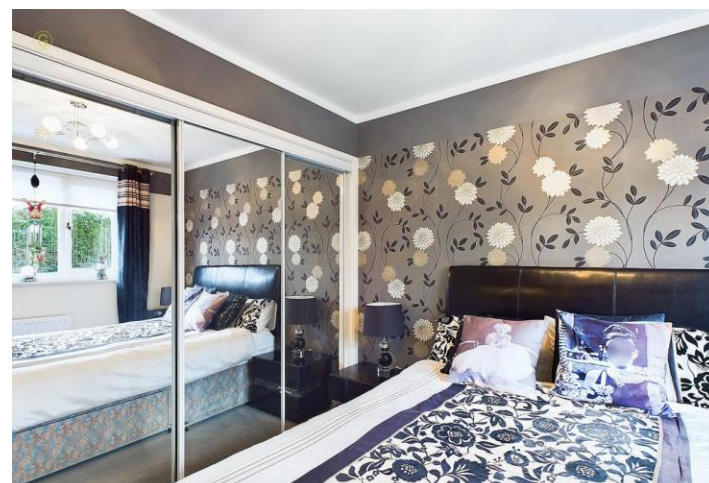
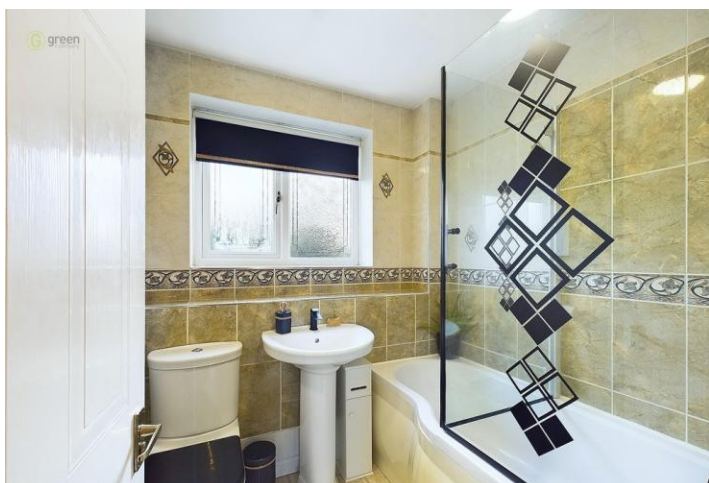
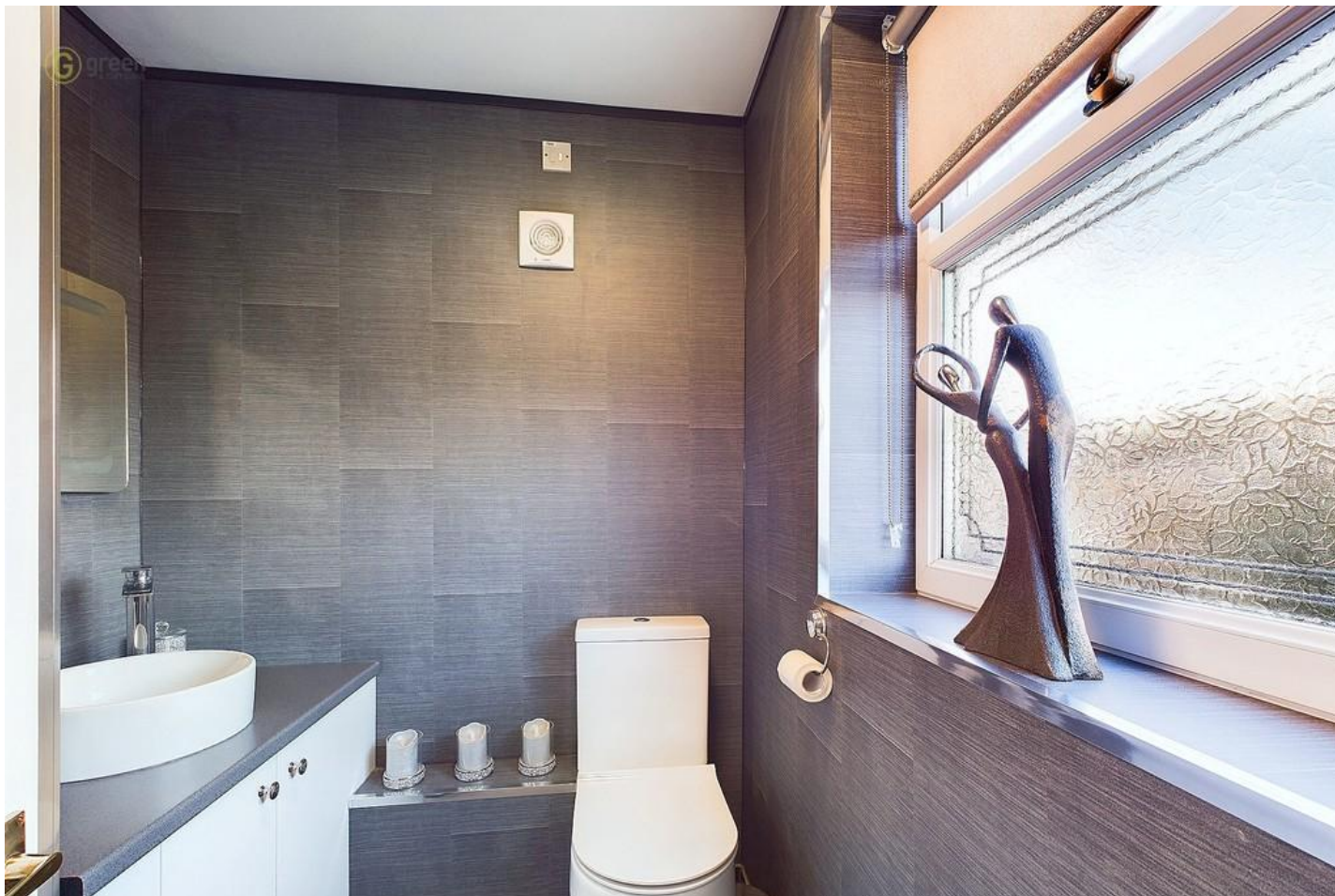
Tamworth | 01827 68444 (option 1)



- LARGE DRIVEWAY
- HALLWAY
- GUEST WC
- FOUR BEDROOMS
- DINING ROOM
- BREAKFAST KITCHEN

Rydal, Wilnecote, Tamworth, B77 5TB

£360,000



Property Description

Having a block paved driveway and front door into hallway.

HALLWAY Having stairs leading to the first floor, door leading to:-

GUEST WC 2' 6" x 8' 6" (0.76m x 2.59m) With low level wc, double glazed window to front and wash hand basin.

DINING ROOM 8' 10" x 12' 2" (2.69m x 3.71m) With laminate flooring, central heating radiator, double glazed bay window to front.

LOUNGE 13' 1" x 16' 11" (3.99m x 5.16m) With gas feature fireplace, stone surround, central heating radiator, double glazed French doors to the garden and double glazed window to rear, central heating radiator and coving to ceiling.

KITCHEN 10' 9" x 13' 9" (3.28m x 4.19m) With a range of wall and base units, tiled splash backs, one and a half bowl stainless steel sink unit, double glazed window to rear, gas hob with extractor over, double Bosch oven, integrated dishwasher, tile effect flooring, door leading to garage and storage cupboard under the stairs, central heating radiator, double glazed window to side and double glazed door leading out to the side.

FIRST FLOOR LANDING Having loft access and storage cupboard and access to bedrooms and bathroom.

BEDROOM ONE 12' 11" x 11' 4" (3.94m x 3.45m) Having double glazed window to front, central heating radiator and mirrored sliding fitted wardrobe.

EN SUITE 6' 2" x 5' 7" (1.88m x 1.7m) Being recently refitted with double glazed window to front, central heating radiator, low level wc, wash hand basin with storage underneath, shower cubicle with glazed screen and electric shower.

BEDROOM TWO 9' 8" x 9' 5" (2.95m x 2.87m) Having fitted wardrobes with sliding doors, double glazed window to rear and central heating radiator.

BATHROOM 6' 7" x 5' 7" (2.01m x 1.7m) Having fully tiled walls, bath with electric shower over, low level wc, pedestal wash hand basin, heated towel rail.

BEDROOM THREE 8' 1" x 9' 2" (2.46m x 2.79m) Double glazed window to front, central heating radiator and fitted wardrobe with sliding mirror doors.

BEDROOM FOUR 7' 11" x 6' 11" (2.41m x 2.11m) Double glazed window to rear and central heating radiator and mirrored wardrobes with sliding doors.

REAR GARDEN Paved patio area and lawned area, side gated access and garden shed with electrics.

GARAGE 7' 8" x 16' 7" (2.34m x 5.05m) With electric roller shutter door and power and lighting, (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 8 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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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WANT TO SELL YOUR OWN PROPERTY?
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