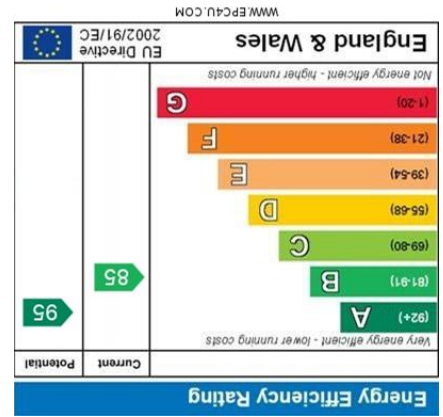


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- EN SUITE
- LANDSCAPED REAR GARDEN
- DRIVEWAY
- KITCHEN DINER

Carter Close, Tamworth, B79 8UE

Offers in excess of  
 £300,000



## Property Description

A beautifully presented three storey three bedroom semi detached.

Approach via path to front door into:-

**HALLWAY** Tiled flooring, central heating radiator, stairs leading to the first floor.

**OPEN PLAN KITCHEN DINER** 10' 6" x 17' 4" (3.2m x 5.28m) Having a range of modern wall and base units and work surfaces, stainless steel sink with mixer tap, double glazed window to front, plumbing for washing machine, space for fridge/freezer, tiled floor, gas hob and extractor, integrated oven, integrated dishwasher, central heating radiator.

**GUEST WC** With low level wc and wash hand basin.

**SPACIOUS LOUNGE** 14' x 11' 7" (4.27m x 3.53m) With double doors leading to the garden and double glazed window to rear, luxury vinyl flooring.

**FIRST FLOOR**

**BEDROOM TWO** 11' 10" x 11' 6" (3.61m x 3.51m) Double glazed window to rear, fitted wardrobes, central heating radiator.

**BEDROOM THREE** 7' 1" x 10' 9" (2.16m x 3.28m) Double glazed window to front, central heating radiator.

**BATHROOM** 7' 1" x 6' 3" (2.16m x 1.91m) With low level wc, bath with mixer shower over, fully tiled walls, pedestal wash hand basin with splash backs, central heating radiator.

**SECOND FLOOR**

**BEDROOM ONE** 10' 7" x 10' 10" (3.23m x 3.3m) plus 8' 10" x 6' 2" Space for fitted wardrobes, central heating radiator, double glazed window to front

**EN SUITE** 4' 8" x 8' 10" (1.42m x 2.69m) With double shower, tiled walls, electric shower over, low level wc pedestal wash hand basin, tiled flooring and splash back, Velux window to the ceiling.

**OUTSIDE** Driveway to the side of the property leads to side access and landscaped rear garden with Indian slate tiling, lawned area and shrub and plant borders and garden shed.

Council Tax Band D - Lichfield

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

Mobile coverage - voice likely available for EE and Three, limited for 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 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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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