

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

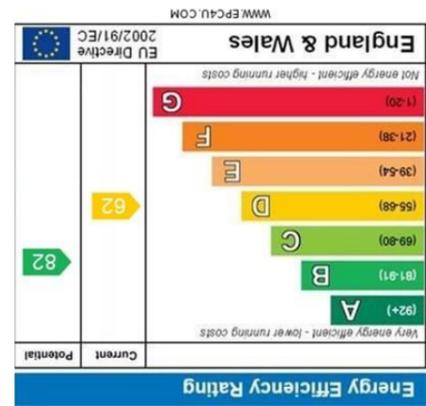


**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate to you in a PDF format 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)



- UNIQUE OPPORTUNITY TO ACQUIRE
- 2/3 BEDROOMS
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- CONSERVATORY



Tamworth Road, Kettlebrook, Tamworth, B77 1BZ

Offers over £325,000



## Property Description

A two/three bedroom detached bungalow with front garden, front door into:-

**SPACIOUS HALLWAY** Having pull down ladder leading to loft space.

**LOFT SPACE** 16' 8" x 14' 1" (5.08m x 4.29m) Having windows to front and rear, fitted wardrobes.

**FAMILY BATHROOM** 7' 1" x 9' 9" (2.16m x 2.97m) Having bath, pedestal wash hand basin, low level wc, storage cupboard and windows to front and side.

**SPACIOUS LOUNGE** 14' x 16' 2" (4.27m x 4.93m) Having double glazed bay window to front, feature fireplace and central heating radiator and convactor radiator, solid wood parquet flooring.

**KITCHEN/BREAKFAST ROOM** 7' 11" x 13' 7" (2.41m x 4.14m) Having double glazed window to rear, pantry storage cupboard, door leading out to the side, wall and base units, work surfaces, sink with mixer tap and space for cooker.

**BEDROOM TWO** 7' 11" x 12' 6" (2.41m x 3.81m) Having double glazed window to rear and central heating radiator.

**BEDROOM ONE** 14' 11" x 9' 5" (4.55m x 2.87m) Having double glazed window to side, window to front, central heating radiator.

**CONSERVATORY** 7' 11" x 13' 6" (2.41m x 4.11m) Half brick built and double glazed with door leading out to the garden and tiled flooring, central heating radiator.

**REAR GARDEN** Having paved patio area, lawned area, side gated access leading to driveway.

**GARAGE** 17' x 28' 1" (5.18m x 8.56m) With manual roll door, side door into, 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 Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps.  
Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.  
Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.  
Highest available upload speed 100 Mbps.

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?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

