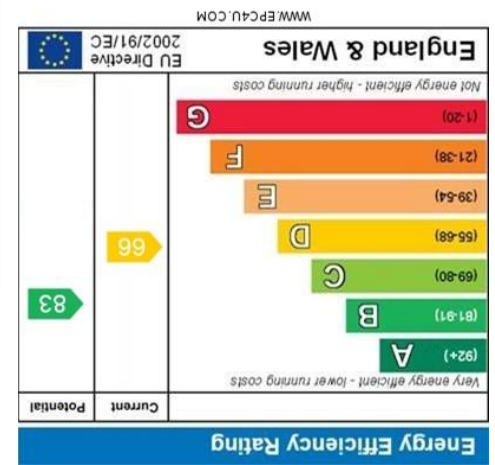


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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)



- BUNGALOW
- DETACHED
- TWO BEDROOMS
- SPACIOUS LOUNGE
- DINING AREA
- KITCHEN

The Hawthorns, Kingsbury, Tamworth, B78 2JT

£290,000



Property Description

A delightful two bedroom detached bungalow situated on the ever popular village of Kingsbury giving access to all village amenities and Kingsbury Water Park. In brief the property comprised two bedrooms, generous bathroom, lounge diner and kitchen. There is a good sized driveway and garage and has the benefit of being sold with no chain!

Paved driveway and front door into:-

LOUNGE 15' 8" x 10' 7" (4.78m x 3.23m) With double glazed window to front, feature fireplace and central heating radiator, open to:-

DINING ROOM 9' 1" x 15' 9" (2.77m x 4.8m) Double glazed window to side, double glazed sliding door leading to a side porch and further door leading to the front.

KITCHEN 11' 7" x 8' 11" (3.53m x 2.72m) Wall and base units, work surfaces, sink with mixer tap, dishwasher, washing machine plumbing, central heating radiator, central heating boiler, cooker, wood effect flooring.

BATHROOM 6' 1" x 9' 1" (1.85m x 2.77m) Having panelled bath, double glazed window to side, pedestal wash hand basin, high level w.c, fully tiled, shower cubicle with electric shower and glazed screen and central heating radiator.

BEDROOM ONE 15' 9" x 7' 2" (4.8m x 2.18m) Was originally two separate bedrooms, having double glazed window to side and double glazed window to rear, central heating radiator, fitted wardrobes.

BEDROOM TWO 12' 7" x 9' 1" (3.84m x 2.77m) Double glazed sliding doors to conservatory and central heating radiator.

CONSERVATORY 7' 2" x 10' 9" (2.18m x 3.28m) Double glazed and half brick built, radiator, with door leading to utility area.

REAR PORCH 7' 2" x 9' 2" (2.18m x 2.79m) With double glazed doors leading to garden.

GARAGE 17' x 8' (5.18m x 2.44m) With opening doors to the front, power and lighting.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN With paved patio and lawn area.

Council Tax Band D - North Warwickshire

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 48 Mbps. Highest available upload speed 8 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444