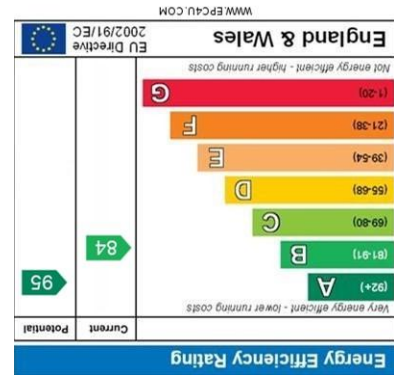


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



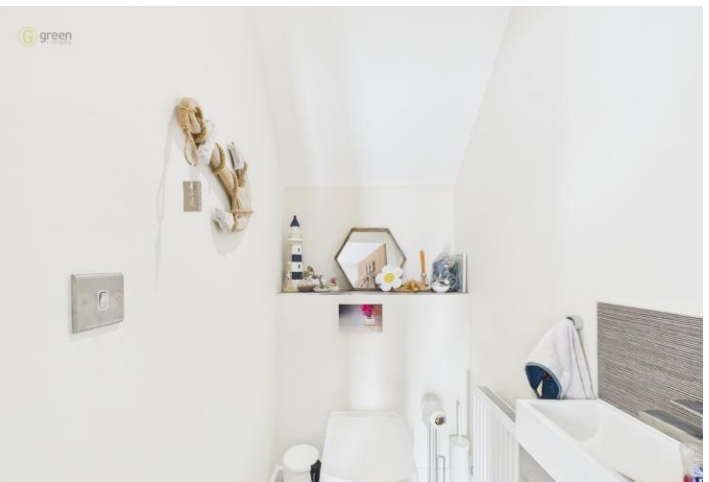
Tamworth | 01827 68444 (option 1)



- NEWLY BUILT
- THREE BEDROOMS
- GUEST WC
- GARDEN OFFICE
- DRIVEWAY
- STUNNING LOCATION

Highclere Avenue, Tamworth, B79 7FF

£310,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

A three bedroom newly built semi detached.

Approach via driveway with front door into:-

HALLWAY With luxury tile effect flooring, oak doors off, central heating radiator, stairs to first floor.

GUEST WC With low level wc, central heating radiator, wash hand basin with vanity and tiled splash back.

KITCHEN DINER 15' 4" x 10' 2" (4.67m x 3.1m) Open plan with integrated fridge/freezer, slimline dishwasher, plumbing for washing machine, hob, oven and extractor, central heating radiator, under stairs storage cupboard, double glazed windows to side and front, tile effect flooring, sink with mixer tap and spotlighting.

SPACIOUS LOUNGE 15' 5" x 10' 6" (4.7m x 3.2m) Having window to side, double doors leading to the garden, central heating radiator.

REAR GARDEN Having paved patio and lawned area and side gated access.

GARDEN OFFICE With power and lighting.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 15' x 10' 2" (4.57m x 3.1m) With double glazed window to front, central heating radiator, fitted wardrobes.

EN SUITE 5' 3" x 5' 6" (1.6m x 1.68m) With stainless steel towel rail, low level wc, double glazed window to rear, tiled walls, mixer shower, wash hand basin with vanity.

BEDROOM TWO 7' 9" x 10' 6" (2.36m x 3.2m) Having double glazed window to rear, central heating radiator.

BEDROOM THREE 7' 4" x 10' 3" (2.24m x 3.12m) Double glazed window to front and central heating radiator.

BATHROOM 5' 8" x 7' (1.73m x 2.13m) Bath with shower over and mixer taps, tiled walls, stainless steel towel rail, low level wc, double glazed window to front.

Council Tax Band C - Tanworth

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

Mobile coverage - no data available

Broadband coverage - no data available

Networks in your area:- no data available

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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