

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)



- WELL PRESENTED
- THREE BED DETACHED
- POPULAR COUNTY DRIVE
- LARGE DRIVEWAY
- SOUTH FACING REAR GARDEN
- SPACIOUS LOUNGE



County Drive, Tamworth, B78 3XF

£350,000



Property Description

A well presented three bedroom detached with a large block paved driveway and fore-garden with lawned area and shrub and plant borders, front door into:-

HALLWAY Having stairs leading to the first floor.

SPACIOUS LOUNGE 12' 1" x 13' 8" (3.68m x 4.17m) With double glazed box window to front, central heating radiator and feature fireplace, double doors leading into:-

DINING ROOM 7' 8" x 10' 5" (2.34m x 3.18m) Having sliding doors to the garden, central heating radiator.

KITCHEN 7' 2" x 10' 5" (2.18m x 3.18m) With a range of wall and base units and granite work surfaces, inset sink with mixer tap, double glazed window to rear and gas hob, electric oven and extractor over, integrated fridge/freezer.

GUEST WC With low level wc, pedestal wash hand basin, tiled splash backs, double glazed window to side.

UTILITY ROOM 8' x 6' (2.44m x 1.83m) With sink, mixer tap, wall and base units, plumbing for washing machine, double glazed window to rear and double glazed door to garden.

FIRST FLOOR

BEDROOM ONE 8' 6" x 11' 1" (2.59m x 3.38m) With double glazed window to front, central heating radiator and fitted wardrobes.

BEDROOM TWO 8' 8" x 9' 3" (2.64m x 2.82m) With double glazed window to rear, fitted wardrobe and central heating radiator.

BEDROOM THREE Double glazed window to front and central heating radiator.

SHOWER ROOM 6' 3" x 6' 1" (1.91m x 1.85m) Fully tiled with corner shower cubicle with mixer shower, bathroom furniture with low level wc, wash hand basin and work surfaces, double glazed window to rear.

DELIGHTFUL REAR GARDEN Being south-facing, paved patio area, lawned area, shrub and plant borders and side gated access.

GARAGE 8' 5" x 16' 9" (2.57m x 5.11m) (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 and data likely available for O2 and Vodafone, limited for EE and Three.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed *0.9 Mbps.

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

Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband

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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