

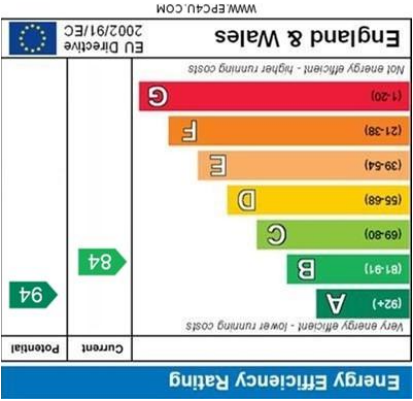
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



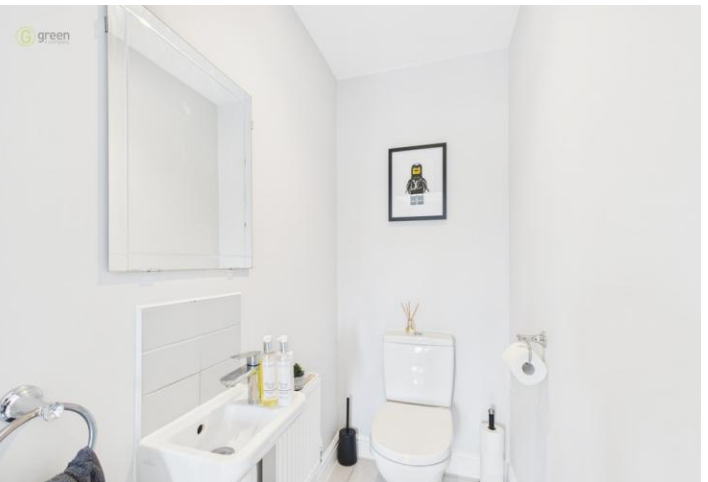
- FOUR BEDROOMS
- LARGE DRIVEWAY
- GARAGE
- OPEN ASPECT TO FRONT
- PLEASANT POSITION
- KITCHEN DINER



Croft Close, Two Gates, Tamworth, B77 1BF

Offers Over £425,000





## Property Description

A beautifully presented four bedroom family home, set on the prestigious estate previously built by Morris Homes, this lovely four bedroom detached is not to be missed!!

Situated on a corner plot with open aspect to the fore with large driveway leading to garage and front door into hallway.

GARAGE 9' 4" x 18' 1" (2.84m x 5.51m) Having up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

SPACIOUS HALLWAY With stairs leading to the first floor, tiled flooring.

GUEST W With low level wc and wash hand basin.

LOUNGE 10' 8" x 18' 3" (3.25m x 5.56m) With double glazed windows to side and front, central heating radiator.

KITCHEN DINER 10' 6" x 18' 3" (3.2m x 5.56m) With tiled flooring, central heating radiator, double glazed window to front and double glazed window to side, bi-fold door leading out to the garden, wall and base units with granite work surfaces, integrated fridge/freezer, double oven and gas hob with extractor over, tiled splash backs, integrated dishwasher, inset sink and mixer tap.

UTILITY ROOM 6' 8" x 6' 1" (2.03m x 1.85m) With plumbing for washing machine, useful storage cupboard, wall and base units, sink with mixer tap and double glazed door leading to the garden.

FIRST FLOOR LANDING Having double glazed window to rear and doors off to:-

BEDROOM ONE 11' x 9' 3" (3.35m x 2.82m) With double glazed windows to front and side, central heating radiator and fitted wardrobe.

EN SUITE 4' 8" x 8' 9" (1.42m x 2.67m) With walk-in double shower, fully tiled, tiled flooring, mixer shower over, glazed screen, low level wc, pedestal wash hand basin, double glazed window to side.

FAMILY BATHROOM 7' 2" x 6' 9" (2.18m x 2.06m) With panelled bath with mixer shower over, double glazed window to rear, tiled walls and flooring, heated towel rail, pedestal wash hand basin.

BEDROOM FOUR 8' x 8' 1" (2.44m x 2.46m) Having double glazed window to front and central heating radiator.

BEDROOM TWO 11' 10" x 8' 9" (3.61m x 2.67m) Double glazed windows to front and side, central heating radiator.

BEDROOM THREE 7' 5" x 9' 5" (2.26m x 2.87m) Double glazed window to side, central heating radiator.

REAR GARDEN Landscaped with shrub and plant borders, lawned area, decked patio area with pergola and side gated access leading to the driveway.

Council Tax Band E - Tamworth

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

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

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 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadband, 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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WANT TO SELL YOUR OWN PROPERTY?  
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