

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)

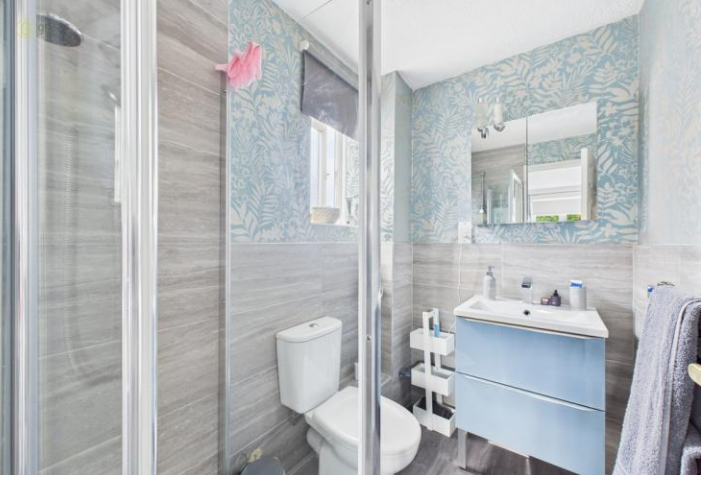


- FOUR DOUBLE BEDROOMS
- DRIVEWAY
- GARAGE
- EN SUITE TO MASTER
- SOUTH FACING GARDEN
- SPACIOUS LOUNGE



Carey, Hockley, Tamworth, B77 5QB

£400,000



Property Description

A beautifully presented four bedroom detached family home.

Approach via block paved driveway with front door into:-

SPACIOUS HALLWAY Having laminate flooring, stairs to first floor and double doors leading into the lounge.

GUEST WC Having low level wc and wash hand basin, double glazed window to side.

LOUNGE 12' 2" x 18' increasing to 20' into the bay (3.71m x 5.49m) Having gas feature fireplace, double glazed bay window to front, central heating radiator and coving to ceiling.

DINING ROOM 10' 5" x 10' 6" (3.18m x 3.2m) Having sliding doors to the garden, work effect flooring, central heating radiator.

KITCHEN 9' 11" x 10' 5" increasing to 16' 9" (3.02m x 3.18m) Having a range of wall and base units, work surfaces, space for cooker, extractor, plumbing for dishwasher, sink with mixer tap, double glazed window to rear, tile effect flooring and useful storage cupboard.

UTILITY 7' 10" x 6' 9" (2.39m x 2.06m) With washing and tumble dryer space, central heating boiler, tiled splash backs, base units with work surfaces, double glazed windows to rear and double glazed door leading out to the garden.

GARAGE 8' 4" x 16' 4" (2.54m x 4.98m) With 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)

FIRST FLOOR LANDING Having doors off to bedrooms and bathroom.

BEDROOM ONE 10' 10" x 10' 8" (3.3m x 3.25m) Having fitted wardrobes, double glazed window to rear, central heating radiator.

EN SUITE 4' 11" x 7' 1" (1.5m x 2.16m) With shower, glazed screening, wash hand basin with vanity underneath, double gazed window to side, wash hand basin, low level wc.

BEDROOM TWO 11' 6" x 8' 8" (3.51m x 2.64m) Double glazed window to front, wardrobes, central heating radiator.

BEDROOM THREE 9' 2" x 8' 8" (2.79m x 2.64m) Double glazed window to front and central heating radiator.

FAMILY BATHROOM 5' 8" x 6' 9" (1.73m x 2.06m) Bath with shower over, tiled walls, pedestal wash hand basin, low level wc, central heating radiator, double glazed window to side.

BEDROOM FOUR 7' 8" x 10' 9" (2.34m x 3.28m) Wardrobe, double glazed window to rear and central heating radiator.

REAR GARDEN Having patio area, decked area and lawned area with shrub and plant borders and side gated access.

The garden is also south facing.

Council Tax Band D - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 98 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, Virgin Media, 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 event ual 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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