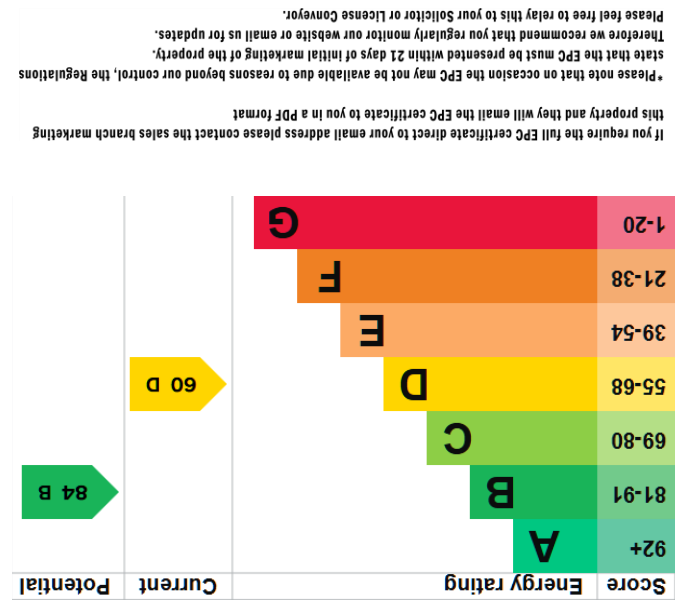
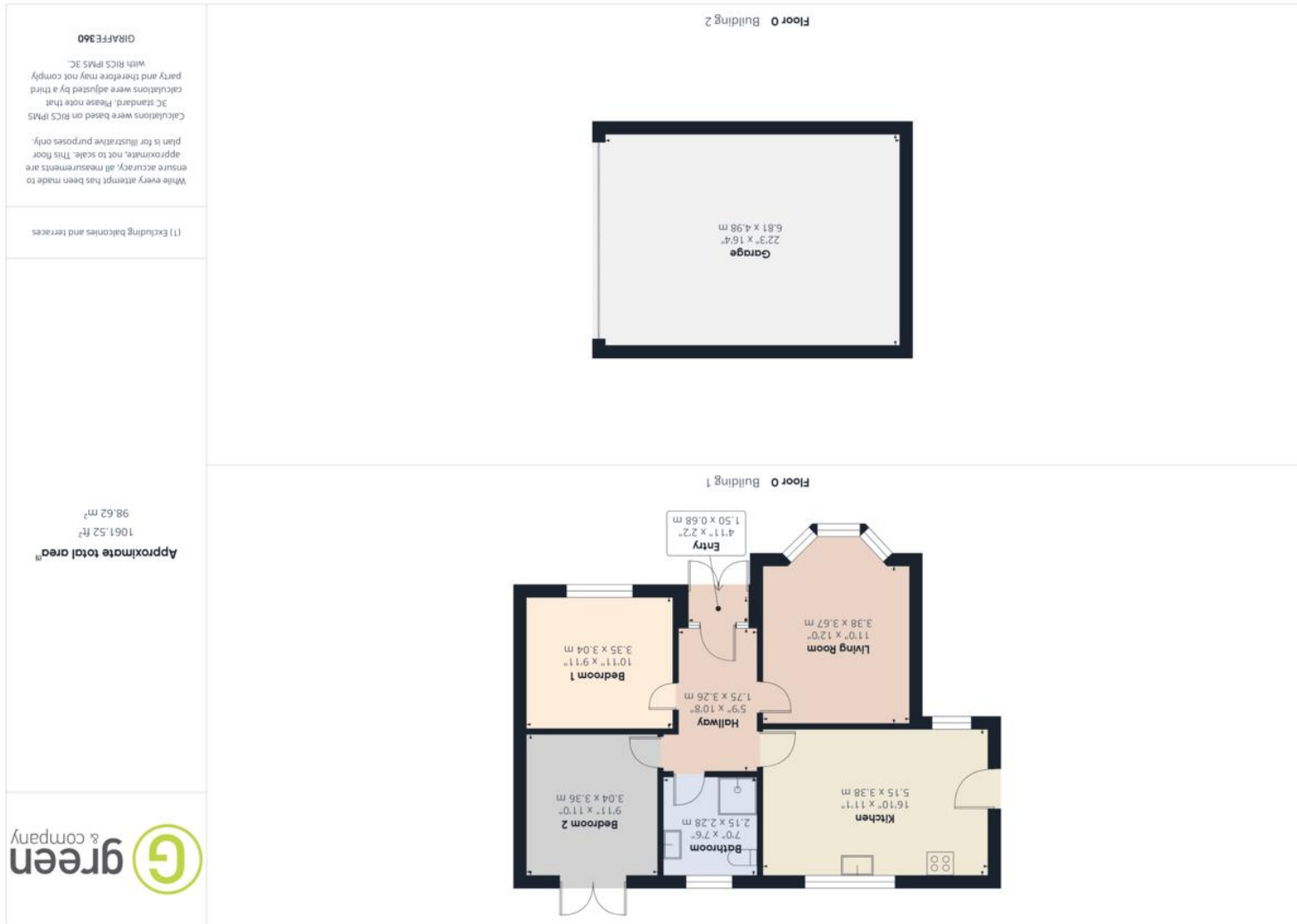


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Tamworth | 01827 68444 (option 1)



- DETACHED BUNGALOW
- GATED DRIVEWAY
- DOUBLE GARAGE
- LARGE PLOT
- SPACIOUS LOUNGE
- TWO BEDROOMS

Lark Rise, Glascote Road, Glascote, Tamworth, B77 2GD

£325,000



Property Description

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

A two bedroom detached bungalow with gated access to a block paved drive, double garage and double gates to the side leading into the garden and storage area to the other side.

Approach via the driveway and front door into:-

ENCLOSED PORCH Further door into hallway.

HALLWAY Tiled floor and central heating radiator.

SPACIOUS LOUNGE 11' x 12' (3.35m x 3.66m) Double glazed window to front, central heating radiator, feature fireplace.

BREAKFAST KITCHEN 16' 10" x 11' 1" (5.13m x 3.38m) Double glazed door leading out to the side, double glazed window to rear, a range of wall and base units with work surfaces, hob and oven, extractor, breakfast bar area and centre island, tiled flooring.

SHOWER ROOM 7' x 7' 6" (2.13m x 2.29m) With corner shower, electric shower over, pedestal wash basin, low level wc, double glazed window to rear.

BEDROOM TWO 9' 11" x 11' (3.02m x 3.35m) Double doors leading to the garden and central heating radiator and laminate flooring.

BEDROOM ONE 10' 11" x 9' 11" (3.33m x 3.02m) With fitted bedroom furniture, double glazed window to front and central heating radiator.

GARDEN Having paved patio area and lawned area, shrub and plant borders, landscaped area to the rear, side double gates leading to the front.

GARDEN ROOM Double glazed with a flat roof.

Council Tax Band C - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.3 Mbps.

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

Networks in your area - No information 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.

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 Conveyer.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444