

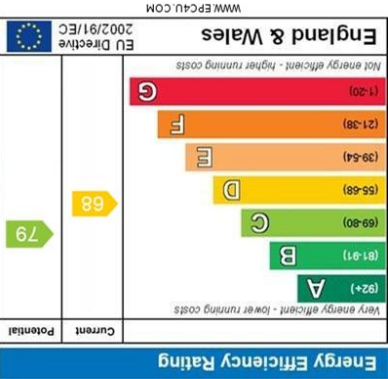
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- BEAUTIFULLY PRESENTED
- EXTENDED
- FOUR BEDROOMS
- LARGE DRIVEWAY
- LANDSCAPED REAR GARDEN
- GUEST WC



Glyndebourne, Riverside, Tamworth, B79 7UD

£390,000



Property Description

Approach via driveway with front door into:-

ENCLOSED PORCH Having tiled flooring, double glazed windows to front and door into:-

HALLWAY Having luxury LVT herringbone flooring with central heating radiator, stairs leading to first floor, double glazed windows to front.

GUEST WC With low level wc, wash hand basin, tiled splash backs, luxury vinyl flooring.

SPACIOUS LOUNGE 20' 6" x 8' 11" (6.25m x 2.72m) Having electric feature fireplace, double glazed box window to front, luxury LVT flooring and open to:-

FAMILY DINING AREA 7' 5" x 18' 10" (2.26m x 5.74m) With LVT flooring, feature radiator, double glazed sliding doors leading to the garden, open to:-

KITCHEN 7' 5" x 10' 7" (2.26m x 3.23m) Having a range of wall and base units, work surfaces, ceramic sink with mixer tap, double glazed windows to rear, tiled walls, double oven, space for American style fridge/freezer, induction hob, LVT flooring.

UTILITY ROOM 6' x 7' 2" (1.83m x 2.18m) Having tiled flooring, plumbing for washing machine, tiled walls, base and wall units, door leading to:-

STORE ROOM 9' 5" x 7' 10" (2.87m x 2.39m) Lighting and power, double glazed window to rear and double glazed door leading to the garden.

DOWNSTAIRS BEDROOM/SNUG 9' 6" x 7' (2.9m x 2.13m) Double glazed window to front, laminate flooring.

FIRST FLOOR LANDING Doors off to:-

BEDROOM THREE 9' 8" x 8' 7" (2.95m x 2.62m) Double glazed window to front, central heating radiator.

BATHROOM 4' 5" x 13' 5" (1.35m x 4.09m) Corner bath with mixer taps, double glazed window to rear, wash hand basin with vanity underneath, low level wc, central heating radiator, shower cubicle, mixer tap, tiled walls and vinyl flooring.

BEDROOM FOUR 6' 11" x 8' 2" (2.11m x 2.49m) Double glazed window to front, central heating radiator and useful storage cupboard.

BEDROOM ONE 8' 4" x 13' 10" (2.54m x 4.22m) Open wardrobe, central heating radiator, double glazed window to rear.

BEDROOM TWO 10' 9" x 6' 11" (3.28m x 2.11m) Double glazed window to front, central heating radiator, laminate flooring.

REAR GARDEN Artificial lawned area, patio to rear, garden room with power and lighting currently used as a bar with double glazed double doors into.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 69 Mbps. Highest available upload speed 17 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- 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 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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