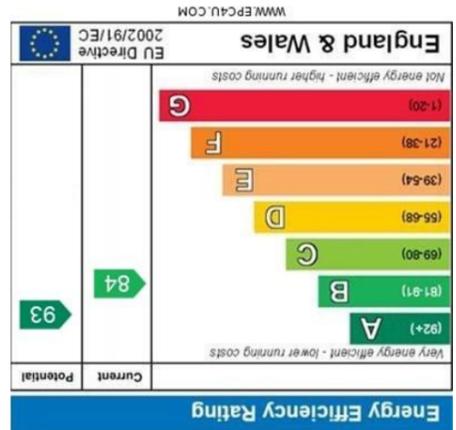


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



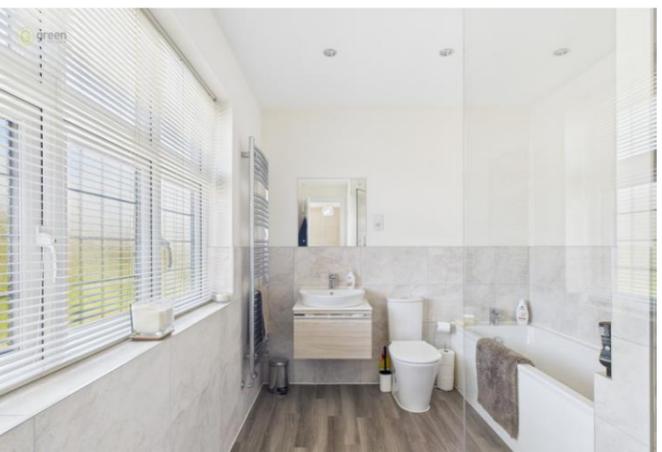
Tamworth | 01827 68444 (option 1)



- STUNNING REDROW HOUSE
- HIGH SPECIFICATION THROUGHOUT
- THREE BEDROOMS
- THREE EN SUITES
- LARGE DRIVEWAY
- GARAGE

Rangemoor Crescent, Amington, Tamworth, B77 4QF

Offers Over £450,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Rangemoor Crescent is a beautifully presented Redrow home with high specification and gorgeous plot, open aspect to the front, large driveway, lawned fore garden with shrub and plant borders.

Front door into:-

SPACIOUS HALLWAY With luxury vinyl flooring and stairs leading to first floor.

GUEST WC With low level WC, wash hand basin and feature window to front.

SPACIOUS LOUNGE 12' 0" x 17' 10" (3.66m x 5.44m) With double glazed bay window to front, central heating radiator.

OPEN PLAN KITCHEN DINER 25' 4" x 12' 8" (7.72m x 3.86m) Having a range of wall and base units, work surfaces, double oven, ceramic hob and extractor fan, sink with mixer tap, integrated fridge and dishwasher, luxury vinyl flooring, spotlights, double glazed windows to rear, double doors leading to garden, central heating radiator, spotlights.

UTILITY ROOM 5' 9" x 5' 10" (1.75m x 1.78m) With wall and base units, work surfaces, plumbing for washing machine, tumble dryer, sink with mixer and door leading out to side,

FIRST FLOOR

LANDING Having doors to bedrooms.

BEDROOM ONE 11' 11" x 13' 4" (3.63m x 4.06m) With window to front, central heating radiator.

WALK IN WARDROBE 8' 3" x 5' 7" (2.51m x 1.7m) With lighting and power.

ENSUITE BATHROOM 9' 2" x 7' 9" (2.79m x 2.36m) With panel bath, low level WC, wash hand basin and vanity, tiled walls, double glazed window to front, walk in separate shower with glazed screen and mixer shower and being fully tiled.

BEDROOM TWO 8' 2" x 11' 5" (2.51m increasing to 3.42m into the recess x 3.48m) Having double glazed window to rear and central heating radiator.

ENSUITE 4' 1" x 8' 0" (1.24m x 2.44m) Having walk in double shower with glazed screen and being fully tiled, pedestal wash hand basin, low level WC, heated towel rail and double glazed window to rear.

BEDROOM THREE 9' 3" x 13' 3" (2.82m x 4.04m) With double glazed window to rear and central heating radiator.

ENSUITE 9' 2" x 5' 5" (2.79m x 1.65m) Having walk in shower with mixer shower over, wash hand basin, low level WC, tiled walls, tiled floor, double glazed window to side.

REAR GARDEN Being landscaped with patio to fore, gravelled space for shed, side gated access leading to garage.

GARAGE 9' 8" x 18' 6" (2.95m x 5.64m) Having up and over door, power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Vodafone, limited for EE, Three, O2 and data likely available for Vodafone, limited for EE, Three  
 Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4Mbps.  
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

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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