

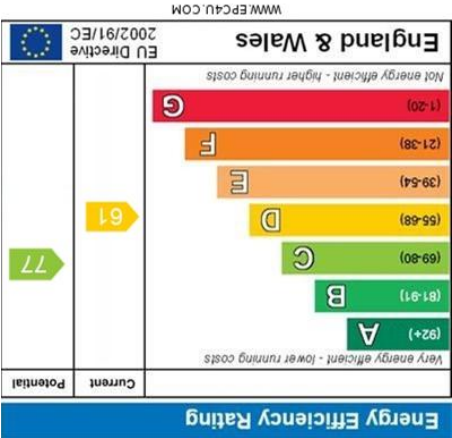
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 TRADITIONAL FAMILY HOME
- LARGE DRIVEWAY
- HUGE GARDEN
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- GUEST WC



High Street, Dosthill, Tamworth, B77 1LQ

Offers Over £450,000





## Property Description

A beautifully presented four bedroom extended traditional family home. Set in the beautiful area of Dosthill, close to local amenities and transport links.

Approach the property via the driveway with canopy porch and front door into hallway.

HALLWAY Having further door into inner hallway.

INNER HALLWAY Having feature stained glass window, wood effect flooring and pantry cupboard under the stairs, stairs leading to first floor and doors off to:-

LOUNGE 12' 11" x 12' 1" (3.94m x 3.68m) Double glazed bay window to front, feature gas fireplace and central heating radiator.

OPEN KITCHEN DINING AREA Kitchen area - 9' 11" x 7' 4" (3.03m x 2.24m)  
Dining area - 21' 9" x 6' 1" (6.64m x 1.87m)

A lovely I-shaped kitchen with a range of wall and base units, work surfaces, oven, hob, extractor, tiled splash backs, plumbing for washing machine and dishwasher, space for free-standing fridge/freezer, double glazed window to rear, lovely ceiling roof lantern offering lots of light, Kardean flooring and double doors leading to the snug.

SNUG 14' 9" x 7' 7" (4.5m x 2.31m) With double glazed window to front, central heating radiator and access to the hall.

SEPARATE DINING ROOM 13' 0" x 9' 11" (3.96m x 3.02m) Double glazed bay window area to the rear having double opening doors leading to the garden, double glazed windows to the side and central heating radiator.

GUEST WC Low level wc, wash hand basin with storage underneath, double glazed window to rear.

FIRST FLOOR LANDING Having feature stained glass window and doors off to:-

BEDROOM ONE 9' 3" x 12' 0" (2.82m x 3.66m) Double glazed windows to front, central heating radiator and fitted wardrobes.

BEDROOM TWO 12' 5" x 11' 9" (3.78m x 3.58m) With double glazed window to front and walk-in wardrobe and central heating radiator.

BEDROOM THREE 9' 11" x 9' 11" (3.02m x 3.02m) Double glazed window to rear and central heating radiator.

BEDROOM FOUR 10' 0" x 7' 7" (3.05m x 2.31m) With double glazed window to rear and central heating radiator.

SHOWER ROOM 5' 11" x 8' 4" (1.8m x 2.54m) Having walk-in double shower with glazed screen, wash hand basin with vanity underneath, mixer shower over, double glazed window to side and low level wc.

REAR GARDEN Having paved patio area and lawned area, garden with pond, rear gate to access park to the rear, shrub and plant borders, side gated access which leads round to the front.

Council Tax Band E - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 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:- Openreach, Lightspeed, 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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