

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



LEGAL READY

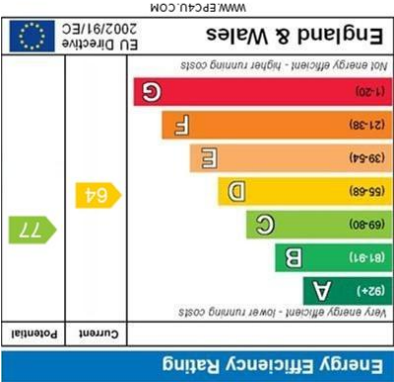
"How does this help me?"

The motivated vendor of this property has required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- THREE BEDROOM LINK DETACHED
- DRIVEWAY
- GARAGE
- LOUNGE DINER
- KITCHEN
- REAR GARDEN

Fern Croft, Lichfield, WS13 7DQ

£400,000



Property Description

A three bedroom link detached family home in Lichfield, being close to the town centre with block paved driveway and fore-garden with shrubs and plants.

Front door into:-

HALLWAY Having stairs to first floor.

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

LOUNGE DINER 14' 5" x 15' 6" (4.39m x 4.72m) Having double glazed window to front, central heating radiator, dining area with sliding doors leading to the garden.

KITCHEN 12' 6" x 8' 4" (3.81m x 2.54m) With breakfast bar, wall and base units with work surfaces, sink with mixer tap, double glazed windows to rear and side, door leading out to the garden, hob, oven and extractor, integrated fridge and freezer, tiled flooring, spotlighting to the ceiling.

FIRST FLOOR LANDING Doors off to:-

BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m) Double glazed window to rear, bath with shower over, tiled walls, low level wc and wash hand basin.

BEDROOM TWO 10' 2" x 11' 2" (3.1m x 3.4m) Double glazed window to rear and central heating radiator, fitted wardrobes.

BEDROOM ONE 10' 3" x 12' 8" (3.12m x 3.86m) With double glazed window to front, central heating radiator, fitted wardrobes.

BEDROOM THREE 7' 2" x 9' 9" (2.18m x 2.97m) Double glazed window to front.

REAR GARDEN Having paved patio and lawned area, shrub and plant borders.

Council Tax Band D - Lichfield

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 14 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 1800 Mbps.
Highest available upload speed 220 Mbps.

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.

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

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