

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

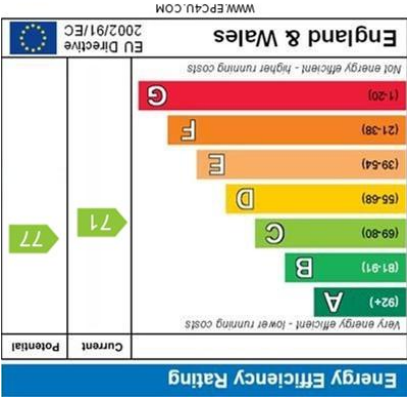


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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)



- THREE BEDROOM DETACHED
- LOW MAINTENANCE GARDEN
- GARAGE AND DOUBLE WIDTH DRIVE
- HALLWAY WITH GUEST W.C
- UTILITY ROOM
- CUL DE SAC



Mercia Close, Coton Green, Tamworth, B79 8LZ

£310,000





## Property Description

An extended three bedroom detached with block paved driveway, front door into:-

**SPACIOUS HALLWAY** With door leading into the garage, door into further hallway with stairs leading to first floor and central heating radiator.

**GARAGE** 16' 6" x 7' 9" (5.03m x 2.36m) Having up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**LOUNGE DINER** 24' 1" x 8' 9" (7.34m x 2.67m) Having double glazed window to front, central heating radiator, laminate flooring, double doors leading into the kitchen and dining area.

**OPEN PLAN KITCHEN** 11' 2" x 19' 9" (3.4m x 6.02m) Having centre island with breakfast bar, space for American style fridge/freezer, range cooker with extractor over, wall and base units and work surfaces, sink with mixer tap, double glazed windows to rear and sliding doors leading out to the garden.

**UTILITY ROOM** 7' 8" x 7' 3" (2.34m x 2.21m) Having a range of wall and base units, work surfaces, plumbing for washing machine, door leading to:-

**GUEST WC** Having low level wc, wash hand basin.

**FIRST FLOOR LANDING** With airing cupboard, doors off to:-

**BATHROOM** 7' 11" x 5' 1" (2.41m x 1.55m) With bath with shower over, pedestal wash hand basin, double glazed window to rear.

**SEPARATE WC** Having wc and double glazed window to rear.

**BEDROOM TWO** 8' 2" x 10' 8" (2.49m x 3.25m) Double glazed window to rear, central heating radiator.

**BEDROOM ONE** 12' 1" x 10' (3.68m x 3.05m) Double glazed window to front and central heating radiator.

**BEDROOM THREE** 9' 1" x 9' 3" (2.77m x 2.82m) With double glazed window to front and central heating radiator.

**REAR GARDEN** Landscaped, patio area, seating area and lawn, enclosed by fences.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.  
Broadband Type = Superfast Highest available download speed 175 Mbps. Highest available upload speed 24 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Lightspeed Broadband, 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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**WANT TO SELL YOUR OWN PROPERTY?**  
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