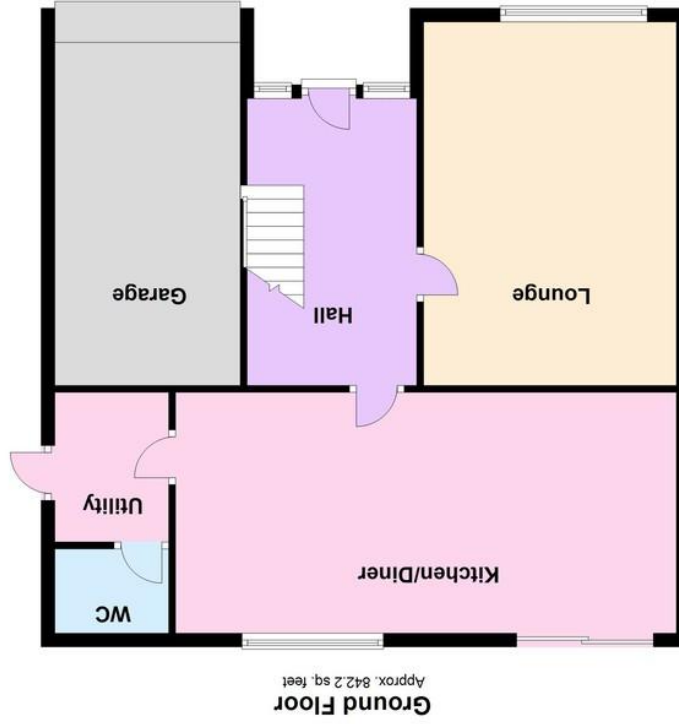
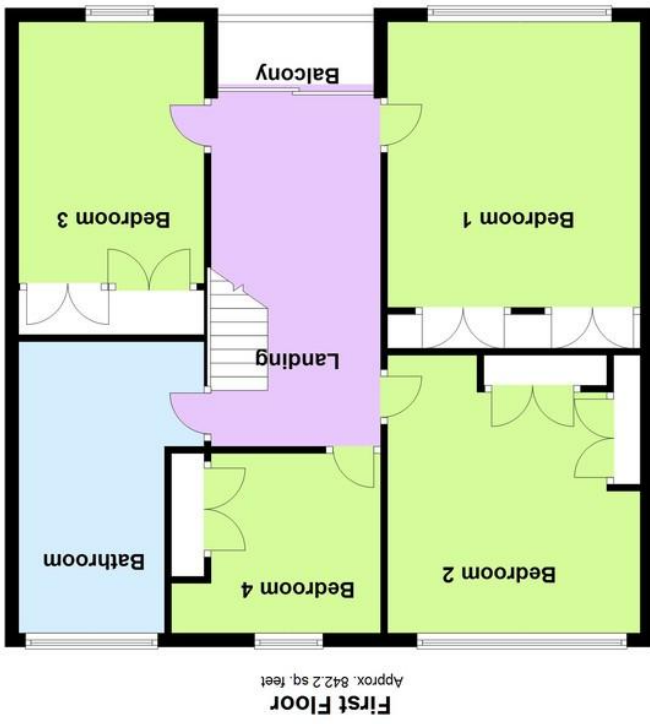
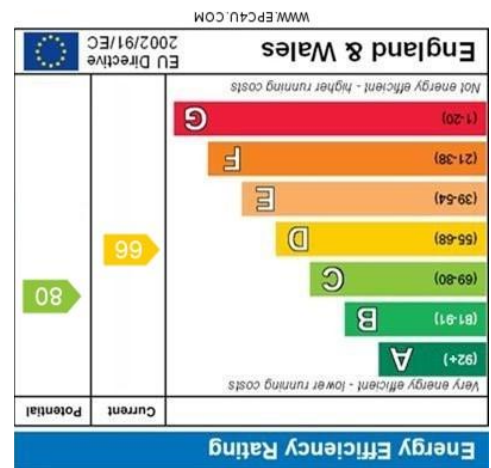


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1684.4 sq. feet



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)



- FOUR BEDROOMS
- LARGE HALLWAY
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN DINING FAMILY
- UTILITY
- GUEST WC

Woodcroft Avenue, Tamworth, B79 8BL

£435,000

Property Description

Approach the property via driveway with lawned foregarden, canopy porch with front door into:-

HALLWAY 13' 11" x 8' 1" (4.24m x 2.46m) With stairs leading to first floor, two double glazed windows to front.

SPACIOUS LOUNGE 11' 11" x 17' 5" (3.63m x 5.31m) With gas feature fireplace, central heating radiator, double glazed window to front.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM 11' 5" x 24' 2" (3.48m x 7.37m) With spotlighting to the ceiling, tile effect flooring, double glazed window to rear, double doors leading to garden, double glazed window to rear, a range of wall and base units, granite work surfaces, integrated gas hob, integrated fridge/freezer, sink with mixer tap and integrated dishwasher.

UTILITY ROOM 6' 7" x 4' 5" (2.01m x 1.35m) With tile effect flooring, double glazed door to side, plumbing for washing machine.

GUEST WC Low level WC, pedestal wash hand basin.

BATHROOM 6' 1" x 11' 5" (1.85m x 3.48m) With low level WC, pedestal wash hand basin, separate shower glazed cubicle with tiled walls and mixer shower, bath, spotlights, double glazed window to rear.

FIRST FLOOR

LANDING 9' 11" x 17' 8" (3.02m x 5.38m) With double glazed sliding doors to balcony.

BEDROOM ONE 12 x 12' 6" (2.44m x 4.14m) With double glazed window to front, central heating radiator and fitted wardrobes.

BEDROOM TWO 13' 3" x 10' 7" (4.04m x 3.23m) With double glazed window to rear and central heating radiator and fitted wardrobes.

BEDROOM THREE 13' 3" x 7' 9" (4.04m x 2.36m) central heating radiator and double glazed window to front.

BEDROOM FOUR 11' 6" x 7' 6" (3.51m x 2.29m) With fitted wardrobes, central heating radiator and double glazed window to rear.

REAR GARDEN With paved patio and lawned area, shrub and plant borders and side gated access.

Council Tax Band E Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, O2, limited for Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 15M bps. Highest available upload speed 1M bps.
Broadband Type = Superfast Highest available download speed 80M bps. Highest available upload speed 20M bps.

Broadband Type = Ultrafast Highest available download speed 1000M bps. Highest available upload speed 100M bps.
Networks in your area - Openreadt, 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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

