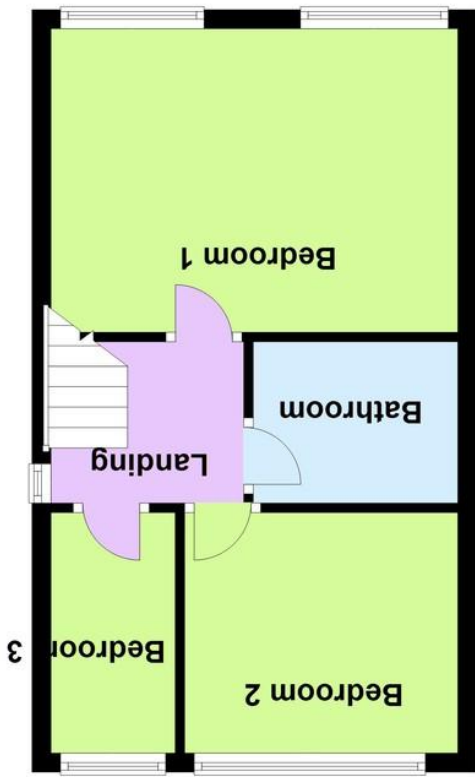
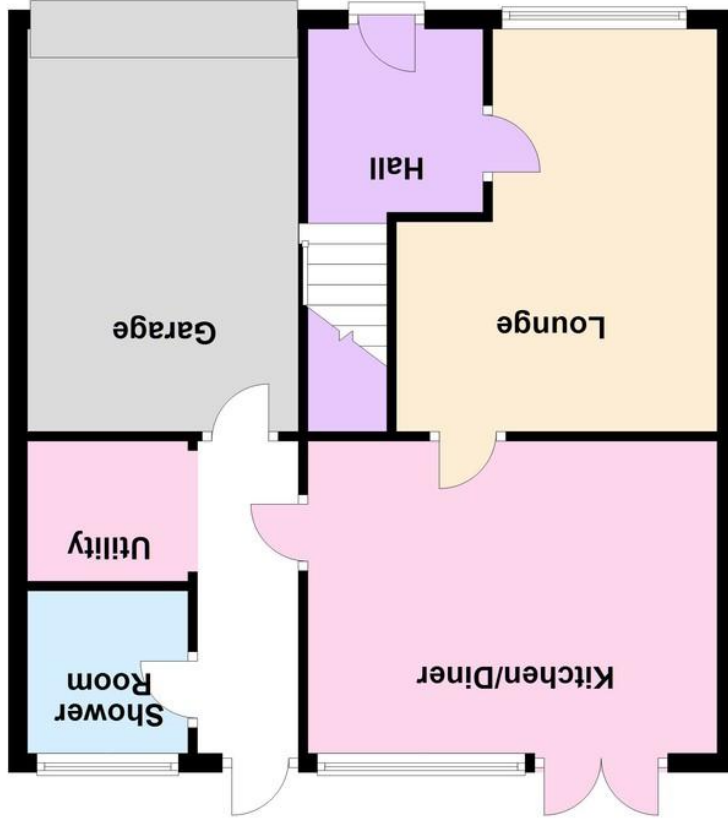


Total area: approx. 946.6 sq. feet
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

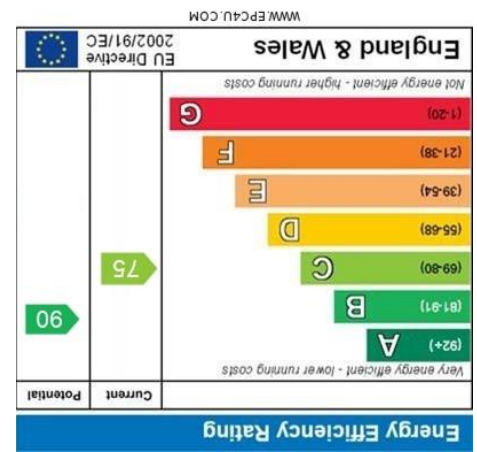


First Floor
 Approx. 351.2 sq. feet



Ground Floor
 Approx. 595.4 sq. feet

If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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 BEDROOMS
- DRIVEWAY
- SPACIOUS LOUNGE
- KITCHEN DINER
- UTILITY
- DOWNSTAIRS SHOWER ROOM



Briar, Tamworth, B77 4DY

£250,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A well presented three bedroom link detached family home.

Approach the property via the driveway and having lawned fore-garden with shrub and plant borders, front door into:-

HALLWAY With stairs leading off to the first floor.

SPACIOUS LOUNGE 14' 3" x 11' 4" (4.34m x 3.45m) With gas fireplace, central heating radiator, double glazed window to front.

KITCHEN DINER 14' 5" x 10' 7" (4.39m x 3.23m) With central heating radiator, a range of wall and base units, work surfaces, double doors leading to the garden, double glazed window to rear, integrated hob, oven and extractor, under stairs storage cupboard.

REAR HALLWAY Leading to:-

GARAGE/STORE 13' x 7' 6" (3.96m x 2.29m) With up and over door and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

UTILITY 7' 6" x 3' 11" (2.29m x 1.19m) Tiled flooring, plumbing for washing machine, space for tumble dryer, door leading to:-

DOWNSTAIRS SHOWER ROOM 10' 4" x 4' 3" (3.15m x 1.3m) Having stainless steel towel rail, corner shower cubicle being fully tiled with glazed screen and mixer shower, spotlighting, low level wc and wash hand basin with vanity.

GARDEN Double glazed door leading to the garden, which has paved patio, gravelled area, lawned area, shrub and plant borders.

FIRST FLOOR LANDING Having double glazed window to side.

BEDROOM ONE 8' 5" x 12' 4" (2.57m x 3.76m) With double glazed windows to front, central heating radiator and useful storage cupboard.

BEDROOM TWO 8' 11" x 8' 6" (2.72m x 2.59m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 5' 9" x 9' 4" (1.75m x 2.84m) With double glazed window to rear and central heating radiator.

BATHROOM With bath, pedestal wash hand basin, low level wc, tiled walls.

Council Tax Band C - Tamworth Borough Council

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 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - 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.

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

