

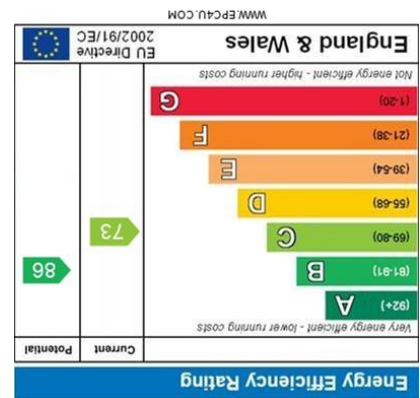
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- QUIET CUL DE SAC
- OPEN PLAN LOUNGE, DINING ROOM
- ACCESSIBLE GROUND FLOOR WET ROOM
- FLEXIBLE LIVING ACCOMMODATION
- FULLY TILED FIRST FLOOR BATHROOM

The Aspens, Kingsbury, Tamworth, B78 2JY

Offers Over £325,000



Property Description

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

Tucked away at the end of a cul de sac, this well maintained family home offers spacious and versatile accommodation. Accessed via an entrance vestibule into:-

LOUNGE 21' 1" x 10' 11" (6.43m x 3.33m) With bay window, feature electric fireplace, radiator and stairs rising to the first floor, leads into:-

DINING AREA 13' 1" x 8' 0" (3.99m x 2.44m) Radiator, a composite door leading to the side passage way of the property and a door into:-

WET ROOM 9' 9" x 7' 10" (2.97m x 2.39m) Previously part of the garage, featuring an accessible shower, low level wc, sink, further door from this room providing access to the boiler.

KITCHEN 7' 6" x 10' 11" (2.29m x 3.33m) Features a range of wall and base units, built-in oven, microwave and hob with extractor above, integrated fridge/freezer and space for further appliances.

GROUND FLOOR BEDROOM / RECEPTION 8' 6" x 9' 7" (2.59m x 2.92m) With a rear facing window, radiator and a door leading to the rear garden.

FIRST FLOOR LANDING Loft access and a door to a storage cupboard, further doors leading to:-

BEDROOM ONE 14' 6" x 10' 3" (4.42m x 3.12m) Front facing window, radiator, useful storage cupboard.

BEDROOM TWO 10' 5" x 8' 10" (3.18m x 2.69m) Front facing window, radiator, built-in mirrored sliding wardrobe.

BEDROOM THREE 7' 7" x 11' 0" (2.31m x 3.35m) Rear facing window, radiator.

BATHROOM 7' 6" x 7' 11" (2.29m x 2.41m) Featuring fully tiled walls and floor, p-shaped bath with rainfall shower head above, low level wc and sink built-in to a vanity unit, heated towel rail, two rear facing windows.

OUTSIDE To the front is a paved driveway and EV charging point.

The garage door provides access to a useful storage area ideal for bikes, tools and every day essentials.

The rear garden is mainly laid to lawn with a paved patio area and access along a side passage to the front of the property.

Council Tax Band C - North Warwickshire

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - good outdoor and in-home

O2, Three and Vodafone - Variable outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 50 Mbps. Highest available upload speed 8 Mbps.

Networks in your area:- 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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