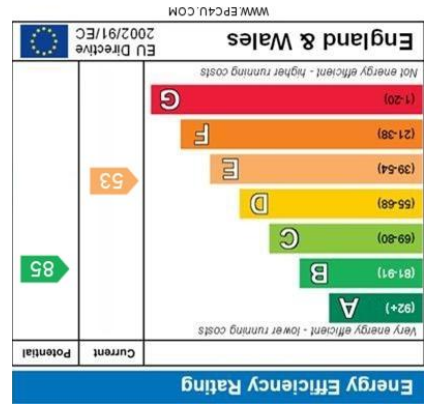


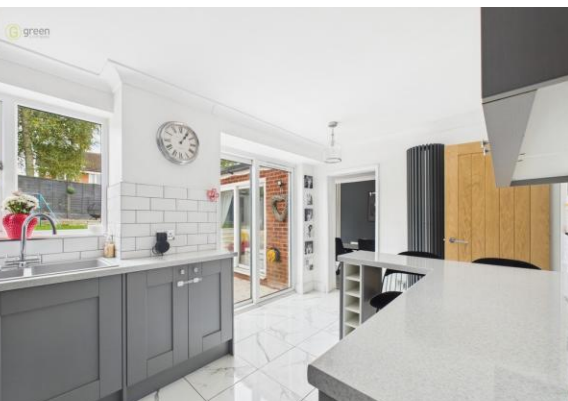
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- SHOW HOME STANDARD
- NEWLY FITTED KITCHEN DINER
- LOUNGE
- FAMILY ROOM WITH DINING
- GUEST WC
- THREE BEDROOMS

Greenheart, Tamworth, B77 4NQ

£245,000



Property Description

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

A beautifully presented three bedroom semi detached show home standard throughout.

Approach the property via the gravelled driveway with front door into:-

HALLWAY With stairs leading to the first floor and oak door into:-

LOUNGE 14' 2" x 11' 10" (4.32m x 3.61m) Double glazed window to front and central heating radiator.

FITTED KITCHEN BREAKFAST ROOM 14' 5" x 8' 6" (4.39m x 2.59m) Having a range of modern wall and base units, marble effect flooring, breakfast bar area, integrated hob, oven and extractor, under stairs storage unit housing fridge/freezer, integrated dishwasher, double glazed sliding doors to the garden and double glazed window to rear, feature radiator and door leading into:-

DINING / FAMILY ROOM 7' 2" x 16' 11" (2.18m x 5.16m) Having door leading to the garden, double glazed window to side, wood effect flooring, central heating radiator and patio doors leading to the garden.

GUEST WC With wash hand basin and vanity, tiled splash backs, double glazed window to side, low level wc, plumbing for washing machine and tumble dryer, tiled flooring.

REAR GARDEN Having paved patio area, steps up to lawned area.

To the front of the family room is a small garage with electric up and over door.

FIRST FLOOR LANDING Having doors off to:-

LUXURY BATHROOM 6' 0" x 5' 6" (1.83m x 1.68m) Fully tiled, mixer taps on bath and shower over, wash hand basin with vanity, low level wc, double glazed window to rear and heated towel rail.

BEDROOM THREE 6' 1" x 8' 9" (1.85m x 2.67m) Having double glazed window to front and central heating radiator.

BEDROOM ONE 8' 3" x 11' 11" (2.51m x 3.63m) Having double glazed window to front, fitted wardrobes, central heating radiator.

BEDROOM TWO 8' 2" x 8' 9" (2.49m x 2.67m) Double glazed window to rear and central heating radiator.

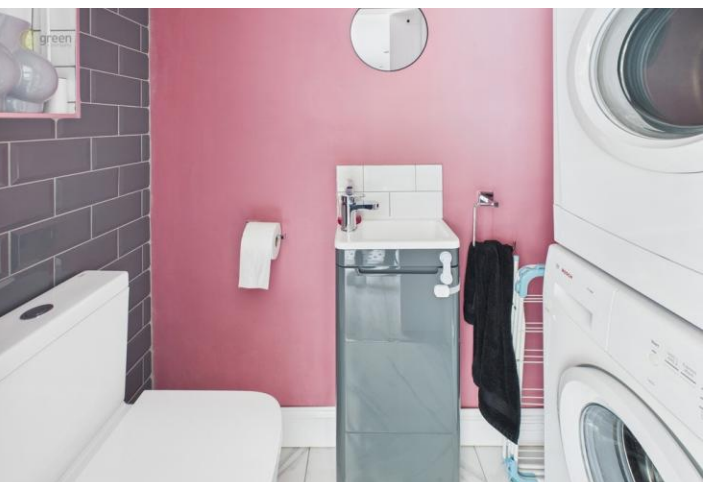
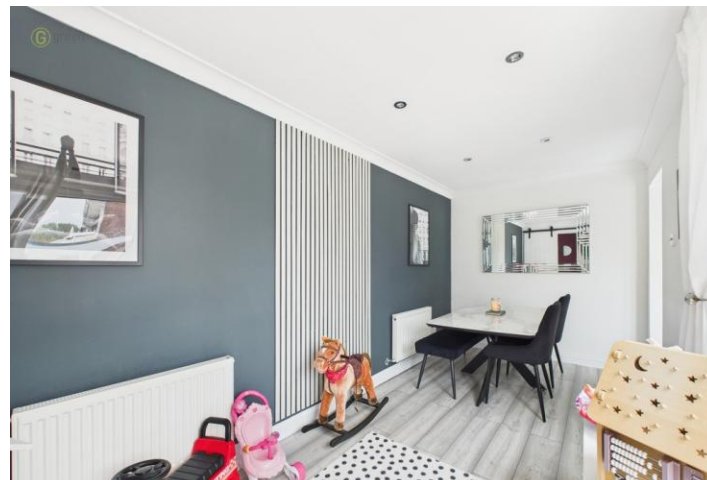
Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three and Vodafone - Good outdoor, variable in-home

O2 - Good outdoor



Broadband coverage:-

Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps

Broadband Type = Superfast Highest available download speed 57Mbps. Highest available upload speed 12Mbps

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

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband

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 PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444