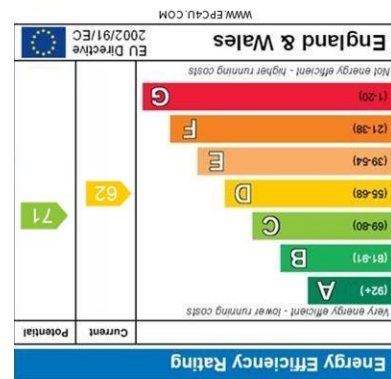


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FOUR BEDROOMS
- EN SUITE
- BREAKFAST KITCHEN
- SEPARAT DINING ROOM
- LOUNGE
- GARAGE

Godolphin, Tamworth, B79 7UF

£335,000



Property Description

A four bedroom extended detached family home set on the lovely estate on Riverside, Tamworth.

Approach via the gravelled driveway and front door into:-

SPACIOUS HALLWAY With stairs leading to the first floor.

KITCHEN 10' 11" x 9' 2" (3.33m x 2.79m) With wall and base units and work surfaces, sink with taps, double glazed window to rear, wood effect vinyl flooring, space for cooker and extractor over, opens out into:-

BREAKFAST AREA 13' 5" x 7' 2" (4.09m x 2.18m) With double glazed window to rear and central heating radiator, further wall and base units, door leading to the garden.

GUEST WC With low level wc, double glazed window to side, wash hand basin, access to the garage.

GARAGE 16' 2" x 7' 3" (4.93m x 2.21m) 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)

SPACIOUS LOUNGE 18' 1" x 11' 1" (5.51m x 3.38m) Having double glazed window to front, feature fireplace, central heating radiator.

DINING ROOM 14' 10" x 8' 8" (4.52m x 2.64m) Having central heating radiator, doors leading to the garden and double glazed window to rear.

FIRST FLOOR LANDING Having doors off to:-

FAMILY BATHROOM 8' 0" x 7' 0" (2.44m x 2.13m) With panelled bath, double glazed window to rear, low level wc, pedestal wash hand basin, useful storage cupboard, wood effect flooring.

BEDROOM TWO 14' 5" x 7' 2" (4.39m x 2.18m) With double glazed window to rear and side, central heating radiator.

BEDROOM ONE 9' 6" x 10' 9" (2.9m x 3.28m) With double glazed window to rear, fitted bedroom furniture and wardrobe, central heating radiator, access to:-

EN SUITE BATHROOM 5' 8" x 5' 11" (1.73m x 1.8m) Having bath, pedestal wash hand basin, low level wc, double glazed window to rear.

BEDROOM THREE 9' 7" x 7' 10" (2.92m x 2.39m) With double glazed window to front and central heating radiator.

BEDROOM FOUR 6' 6" x 9' 1" (1.98m x 2.77m) Double glazed window to front and central heating radiator.

REAR GARDEN Having lawned area, shrub and plant borders and greenhouse.

Council Tax Band D - Tamworth

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

Mobile coverage for:

EE and O2 - Good outdoor, variable in-home



Three - Good outdoor

Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2Mbps. Highest available upload speed 0.4Mbps.

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:- Virgin Media, Lightspeed Broadband, 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

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