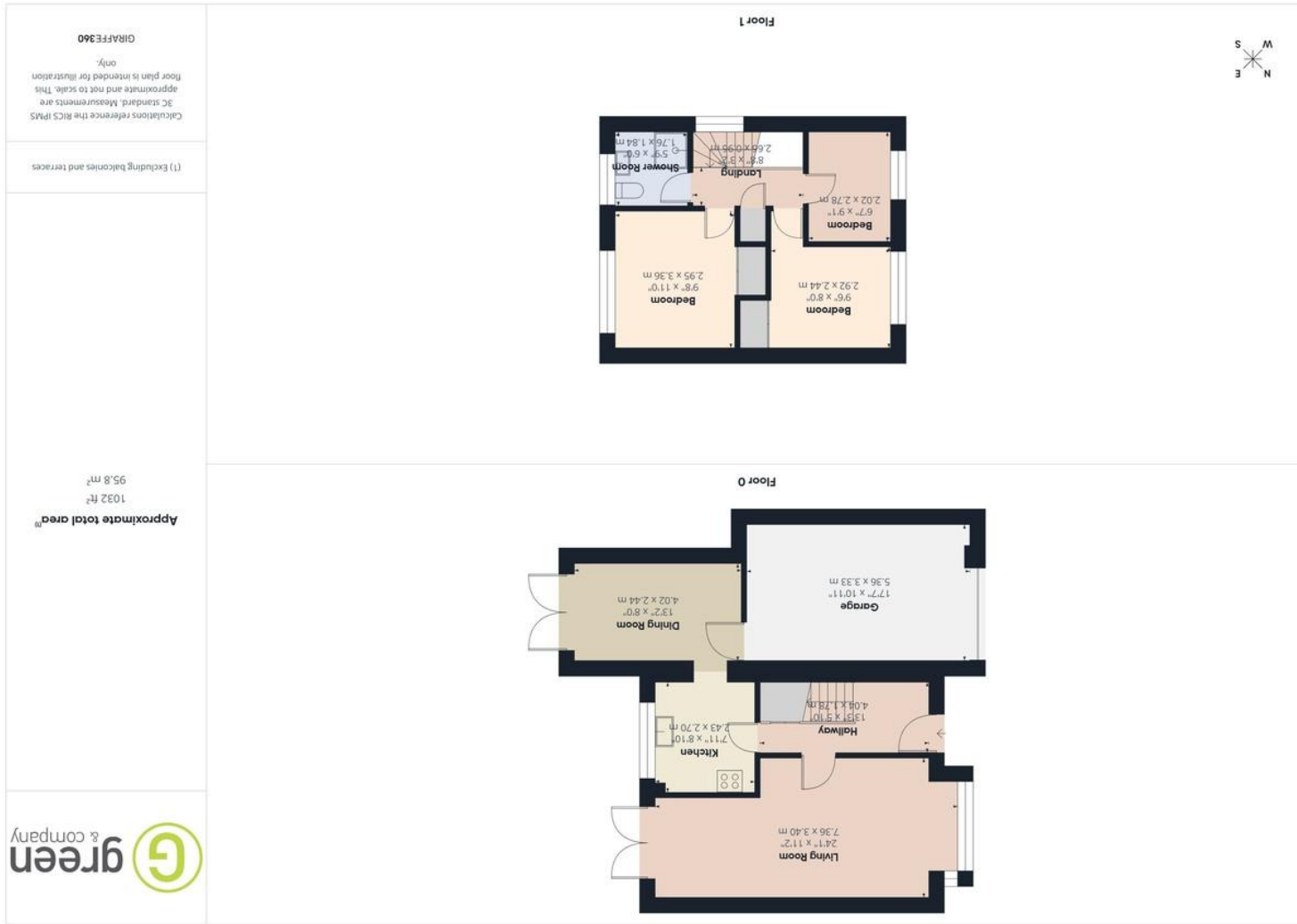


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Calculations reference the RICS PAS 36 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
 (1) Excluding balconies and terraces
 Approximate total area
 1032 ft²
 95.8 m²



Tamworth | 01827 68444 (option 1)



- IMMACULATELY PRESENTED
- DINING ROOM WITH PATIO DOORS TO GARDEN
- THREE BEDROOMS, TWO WITH BUILT-IN WARDROBES
- PRIVATE REAR GARDEN

Lorton, Tamworth, B79 7UQ

£340,000



Property Description

Situated on a lovely quiet cul de sac sits this immaculate three bedroom link detached home with block paved driveway and decorative small stone landscaping.

On entering the property is a:-

HALLWAY With stairs rising to the first floor, radiator, useful under stairs cupboard, door into:-

LIVING ROOM 24' 1" x 11' 2" (7.34m x 3.4m) With large window to the front aspect, two radiators, coal effect gas fire set into a decorative surround and patio doors leading to the rear garden, door into:-

KITCHEN 7' 11" x 8' 10" (2.41m x 2.69m) With a range of wall and base units, built-in oven, hob with extractor over, cupboard housing the boiler, space for appliances, window overlooking the rear garden, archway into:-

DINING ROOM 13' 2" x 8' 0" (4.01m x 2.44m) With a radiator, door into the garage, patio doors leading to the rear garden.

GARAGE 17' 7" x 10' 11" (5.36m x 3.33m) Having electric door to front and power for further appliances. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING With loft access, useful airing cupboard and doors leading off to:-

SHOWER ROOM 5' 9" x 6' 0" (1.75m x 1.83m) Low level wc and sink set-in to vanity unit, heated towel rail and corner shower cubicle.

BEDROOM ONE 9' 8" x 11' 0" (2.95m x 3.35m) Overlooking the rear garden with a radiator, built-in mirror sliding wardrobes and further set of built-in wardrobes and side cabinets.

BEDROOM TWO 9' 6" x 8' 0" (2.9m x 2.44m) Front facing window, radiator beneath, built-in sliding mirror wardrobe.

BEDROOM THREE 6' 7" x 9' 1" (2.01m x 2.77m) Front facing window, radiator beneath.

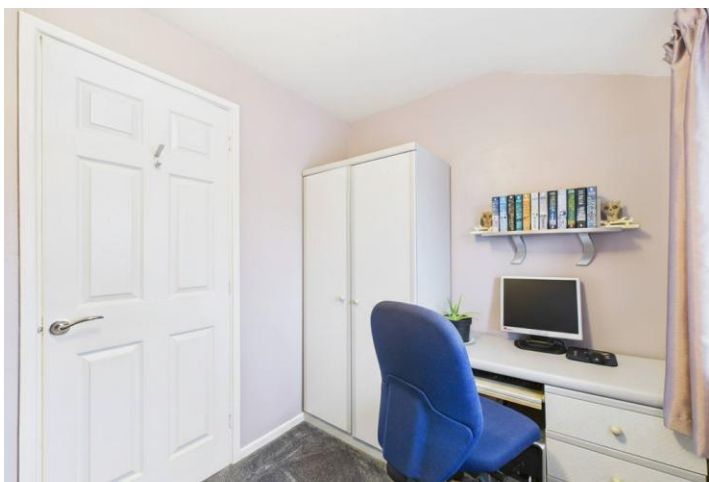
REAR There is a private and secluded rear garden which is enclosed with conifers, a patio area, composite decked area and lovely expanse of lawn.

Council Tax Band C - Tamworth

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Gas central heating
Sewerage - Mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as low.

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE and O2 - Good outdoor and in-home
Three - Good outdoor
Vodafone- Good out door , variable in-home



Broadband coverage:-
Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.
Broadband Type = Superfast Highest available download speed 57 Mbps. Highest available upload speed 11 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.
Networks in your area:- Openreach, 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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