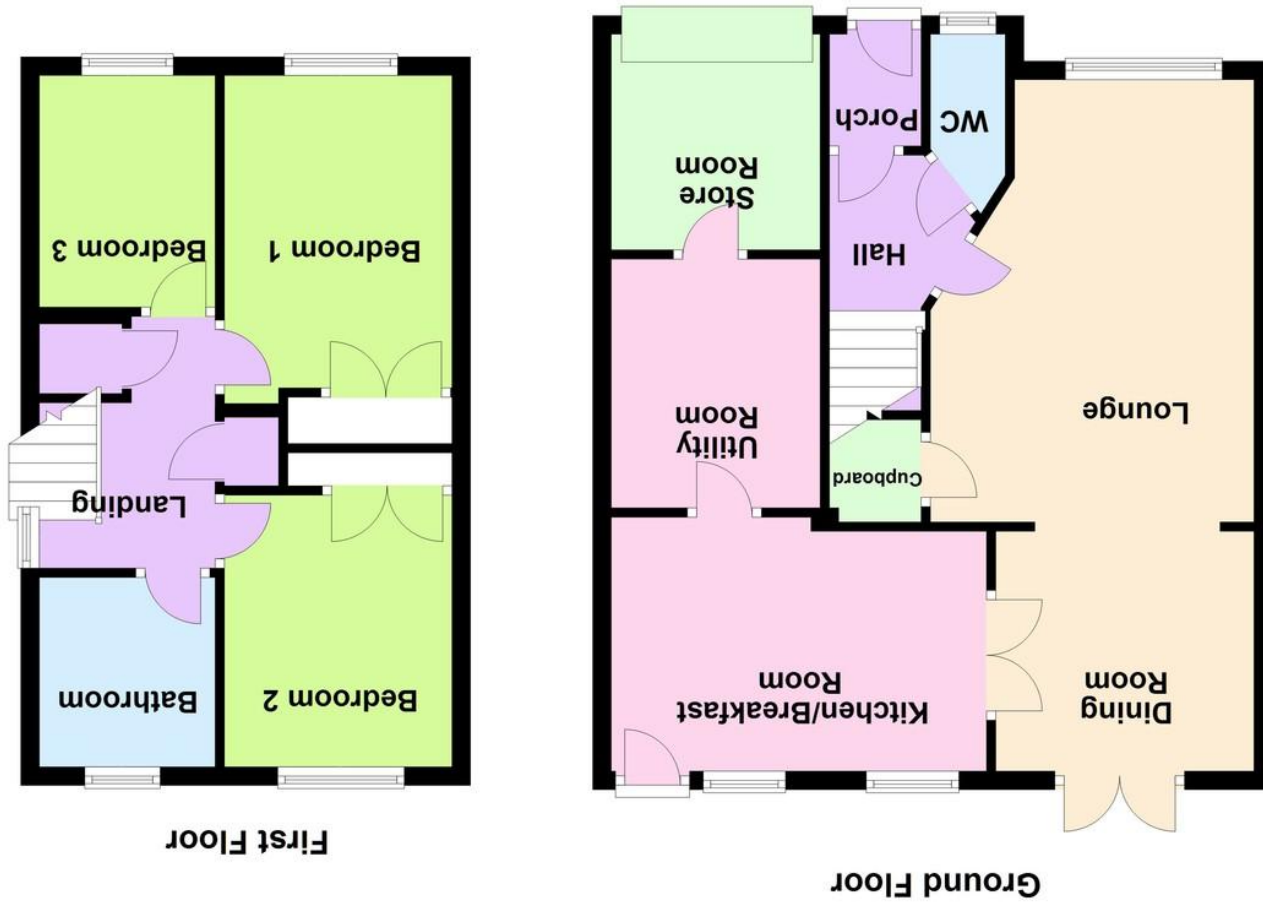


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- Corner Situated Link Detached House
- Gas Central Heating & Double Glazing (both where specified)
- Extended Fitted Kitchen
- Utility Room
- Parking For Two Cars
- Immaculately Presented

Woburn, Abbots Gate, Tamworth, B77 2QP

£250,000



## Property Description

This immaculately presented three bedroom link detached house occupies a corner plot enjoying an attractive open aspect and provides a superb opportunity for buyers. Situated on the popular Abbots Gate development the property is well placed with regard to local park and recreational facility, Town Centre facilities, local schools and ideally placed for commuting.

Standing behind a fore garden with two parking spaces the property needs to be viewed internally to be appreciated. In more detail the accommodation comprises:

**ENTRANCE PORCH** With double glazed front door and half glazed door leading to:

**RECEPTION HALL** With radiator and staircase leading off.

**FITTED GUEST CLOAKROOM** With double glazed window, school style radiator, low level WC, wash basin with mixer tap and cupboards under and tiled splash back.

**SPLENDID LOUNGE** 15' 7" x 11' 2" (4.77m x 3.41m) With school style radiator, double glazed window, electric fire, cupboard under stairs with electric light and archway leading to:

**DINING ROOM** 8' 5" x 8' 11" (2.57m x 2.74m) With school style radiator, double glazed double doors to the rear garden and part glazed double doors leading to:



**EXTENDED BREAKFAST KITCHEN** 8' 4" min x 13' 3" (2.56m x 4.06m) With two sets of double glazed windows and double glazed exterior door, sink unit, base cupboard and base drawer units, wall cupboards, gas hob with extractor over and electric oven, space for dishwasher, work surfaces with tiled splash backs and door leading to:

**UTILITY ROOM** 8' 9" x 8' 6" (2.69m x 2.60m) With plumbing for washing machine, wall cupboards, double glazed door to kitchen and door leading to:

**STORE ROOM / SHORTENED GARAGE** 7' 10" x 8' 10" (2.41m x 2.70m) With cold water tap, up and over door and electric light.

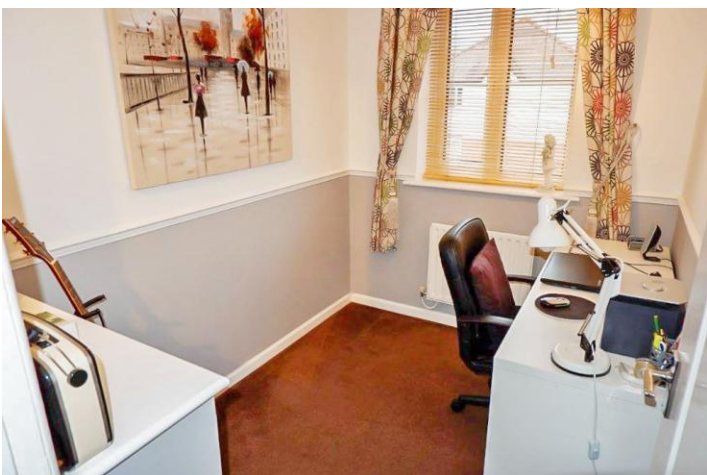


The utility room has been created by the partitioning of the garage and could be reinstated to a single garage subject to the removal of the partitioning.

**FIRST FLOOR LANDING** With double glazed window, radiator, airing cupboard and wardrobe housing gas fired central heating boiler.

**BATHROOM** With ladder radiator, fully tiled walls, double glazed window, white suite comprising P-shaped panelled bath with thermostatic shower and glazed screen, wash basin with vanity cupboards under and low level WC.

**BEDROOM ONE** 11' 1" plus wardrobe x 8' 0" (3.39m x 2.45m) With radiator, double glazed window to front and fitted double wardrobe.



**BEDROOM TWO** 9' 7" x 8' 0" (2.93m x 2.46m) With radiator, double glazed window to rear and built-in wardrobe.

**BEDROOM THREE** 8' 4" x 6' 3" (2.56m x 1.93m) With radiator and double glazed window to front.

**OUTSIDE** The property stands behind a two car driveway parking with inset conifer features, pebbled area with gated access to the left hand boundary.

To the rear is an attractive enclosed garden with patio area, lawn, cold water tap, aluminium frame shed, slated areas and further patio area.

**SUMMER HOUSE** With electric light and power points.



**ESTATE AGENTS NOTE** The sale is inclusive of carpets, curtains, curtain rails and blinds as fitted. There are a number of white goods in the kitchen and utility room which are available subject to separate negotiation.

**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.