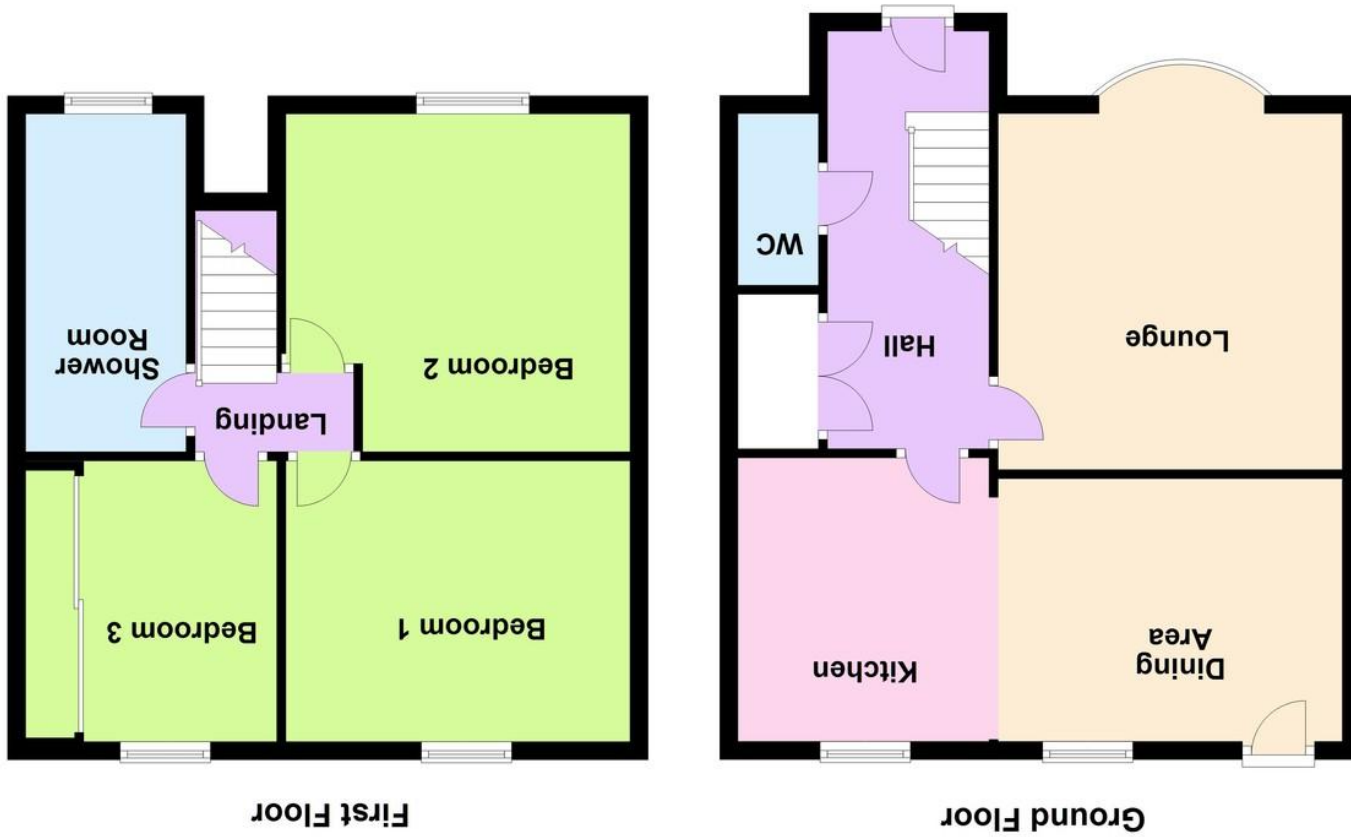


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.

Tamworth | 01827 68444 (option 1)



- Three bedroom mid terrace house
- Rear parking
- Gas central heating and double glazing
- Three well proportioned bedrooms
- Refitted shower room

Sorrel, Amington, Tamworth, B77 4HB

£170,000





## Property Description

This pleasantly presented improved three bedroom terraced house has the advantage of enclosed parking to the rear, gas central heating and double glazing. Featuring a refitted shower room and re-configured ground floor to incorporate a fitted kitchen with open plan dining area, separate lounge, ground floor fitted cloakroom. The first floor provide three well proportioned bedrooms in addition to the shower room. Being well placed with regard to local schools, shops, amenities and commuting the property needs to viewed internally to be fully appreciated and in more detail comprises:-

**RECEPTION HALL** With composite front door, radiator, stairs leading off and useful built-in storage cupboard/utility area with plumbing for washing machine and storage shelving.

**FITTED CLOAKROOM** With double glazed window, radiator, tiled floor, low level wc, wash basin.

**ATTRACTIVE LOUNGE** 11' 9" x 12' 5" (3.60m x 3.81m) With radiator, double glazed bow window to front, wooden flooring, half glazed door leading to the hall.

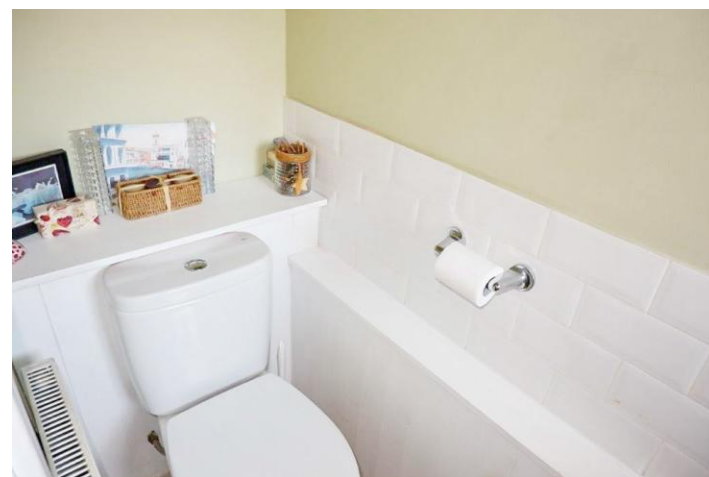
**KITCHEN** 10' 2" x 8' 7" (3.11m x 2.64m) With half glazed door to the hall, wooden flooring, double glazed window, units incorporating sink unit with mixer tap, comprehensive range of base cupboards, base drawers, wall cupboards, tiled splash backs to work surfaces, radiator and peninsular unit incorporating cupboards, breakfast bar and free-standing electric/gas range cooker with five ring hob.

**DINING AREA** 9' 3" x 12' 4" (2.83m x 3.78m) With wooden flooring, double glazed window to rear, composite exterior door to rear, breakfast bar and radiator.

**FIRST FLOOR LANDING** With access to the loft which has a pull down ladder, gas fired central heating boiler and part boarding.

**BEDROOM ONE** 10' 2" x 12' 6" (3.11m x 3.82m) With radiator and double glazed window to the rear.

**BEDROOM TWO** 11' 1" x 12' 9" (3.39m x 3.90m) With radiator, double glazed window to the front.



**BEDROOM THREE** 10' 2" x 8' 9" (3.12m x 2.67m) With radiator, double glazed window to rear and fitted wardrobe along one wall. (The measurement is taken into the wardrobe.)

**SHOWER ROOM** With tall feature radiator, double glazed window and a suite comprising large walk-in shower compartment with thermostatic shower and glazed screen, low level wc set within vanity unit with cupboards above, wash basin with vanity cupboards beneath and tiled splash backs.

**OUTSIDE** The property stands behind an attractive lawned fore-garden with picket fencing and gateway.

To the rear is a mature well stocked garden with the advantage of rear gates to enclosed parking and comprising patio area, BBQ, steps leading upto gravelled garden with inset shrubs and large wooden store.

**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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