



Property Description

This very attractively presented and improved spacious three bedroom semi detached house occupies a good position on the popular North side of Tamworth situated between Comberford Road and Gilway Lane. Being well placed with regard to local schools for children of all ages, commuting and local shops, the property provides three well proportioned bedrooms and well fitted bathroom on the first, with the ground floor providing a reception hall, splendid through lounge/dining area, conservatory and fitted kitchen.

At the end of 2019 the property benefited from new windows and exterior doors and viewing is strongly recommended of the accommodation which in more detail comprises:-

RECEPTION HALL With double glazed front door, radiator and cloak cupboard.

THROUGH LOUNGE/DINING ROOM 20' 5" x 10' 10" max 10' min (6.22m x 3.3m) With double glazed bow window to front, two radiators, feature tiled fireplace with inset feature Parkray, double glazed sliding patio doors leading through to conservatory.

CONSERVATORY 11' 2" x 9' 10" (3.4m x 3m) With radiator, being brick base with double glazed windows and having double glazed double French doors.

FITTED KITCHEN 12' 8" x 10' 2" (3.86m x 3.1m) With sliding door from the dining area, with double glazed window, double glazed exterior door, having a good range of units incorporating sink unit with mixer tap, comprehensive range of base cupboards and base drawers units, further base cupboards, wall cupboards, gas hob, electric double oven, tiled splash backs to work surfaces, space for appliances, useful pantry which houses the Glowworm gas fired central heating boiler.

FIRST FLOOR LANDING With double glazed window.

BEDROOM ONE 10' 3" x 10' 6" min (3.12m x 3.2m) With radiator, double glazed window to front, airing cupboard, wardrobe and cupboard.

BEDROOM TWO 8' x 11' 7" (2.44m x 3.53m) With radiator and double glazed window to rear.

BEDROOM THREE 7' 4" x 9' 2" (2.24m x 2.79m) With radiator, double glazed window to front.

BATHROOM Double glazed window, ladder radiator, fully tiled walls, white suite comprising panelled bath with electric shower over and glazed screen over, low level wc, wash basin with vanity cupboards under.



OUTSIDE The property stands behind a full width block paved driveway with parking for a number of vehicles together with a slate feature corner area.

There is gated access to the right hand boundary and to the rear is a mature enclosed garden with patio area, useful brick built store and toilet together with workshop with electric light and power points. The garden is predominantly lawned with pathway, fencing and borders.

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 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.

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