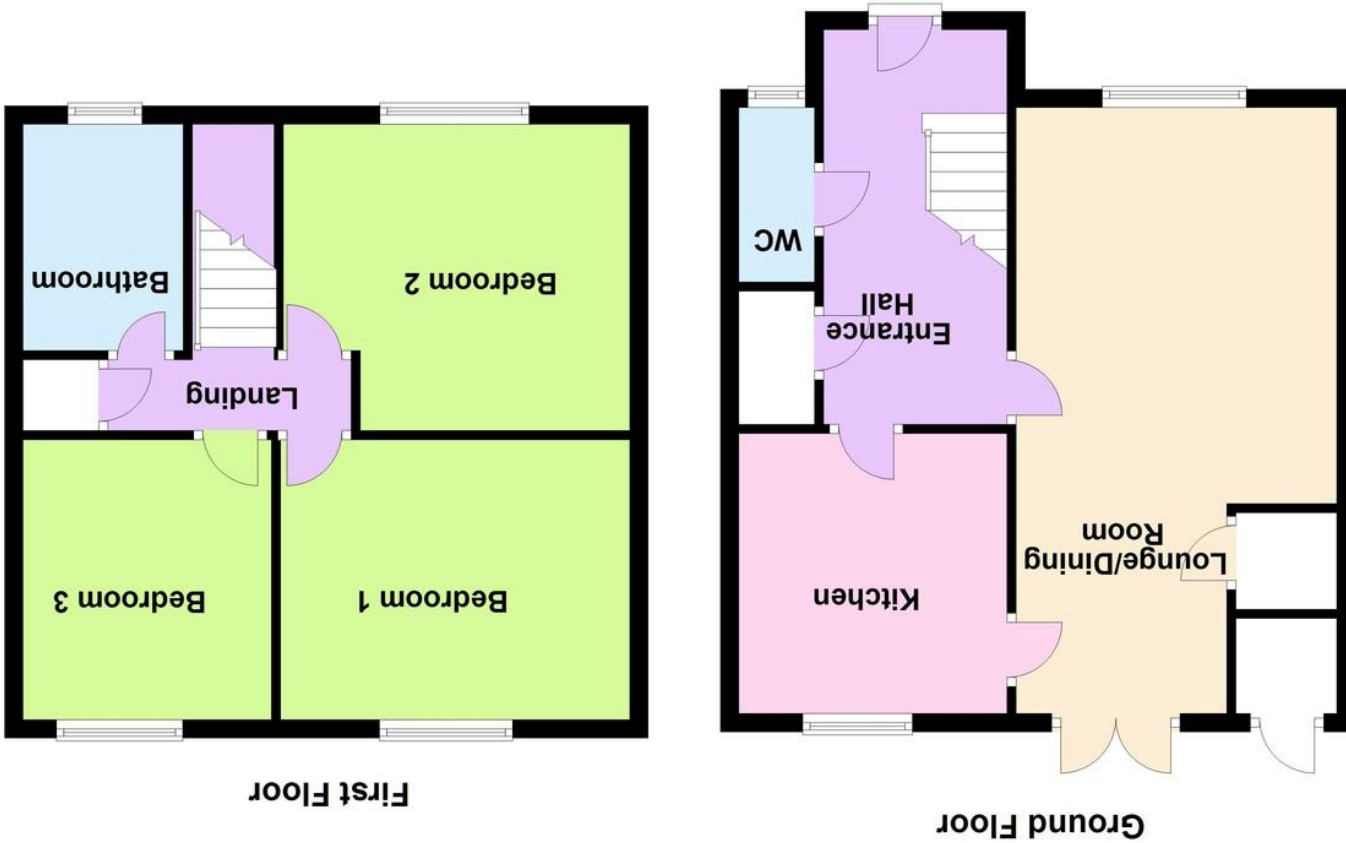


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

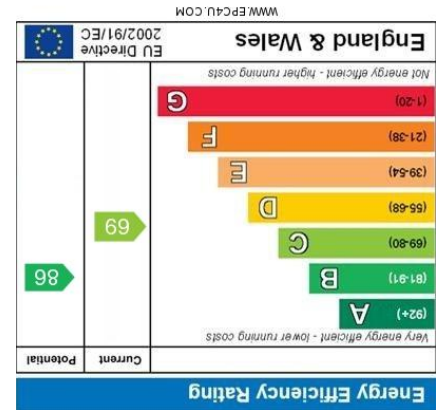


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- Three bedroom terrace house
- Gas central heating and double glazing
- Pleasantly presented throughout
- Three good sized bedrooms
- Rear driveway and parking

Sorrel, Amington, Tamworth, B77 4HB

£160,000



Property Description

This very pleasantly presented three bedroom terrace house provides well proportioned accommodation incorporating three bedrooms and first floor bathroom, with the ground floor having a hall with fitted cloakroom, through lounge/dining room and fitted kitchen.

The property has the advantage of driveway and enclosed parking to the rear and a little feature is the fact that two of the bedrooms in 2018 were made over by '60 Minute Makeover'. Being well placed with regard to local shops, schools and transport, the provides an excellent opportunity for buyers and in more detail comprises:-

RECEPTION HALL With double glazed front door, radiator, storage cupboard off and staircase leading off.

FITTED CLOAKROOM With radiator, double glazed window, low level wc and wash basin.

THROUGH LOUNGE/DINING ROOM 21' 7" x 11' 5" (6.59m x 3.49m) With two radiators, double glazed window, double glazed double French doors to garden and useful storage cupboard.

FITTED KITCHEN 10' 0" x 8' 9" (3.07m x 2.68m) With doors to hall and dining area, having double glazed window, stainless steel sink unit, base cupboard and base drawers, wall cupboards, plumbing for washing machine, space for appliances, tiled splash backs and wall mounted Worcester gas fired central heating boiler.

FIRST FLOOR LANDING With airing cupboard.

BEDROOM ONE 10' 1" x 12' 6" (3.08m x 3.83m) With radiator, double glazed window to rear.

BEDROOM TWO 11' 2" x 12' 6" (3.41m x 3.82m) With radiator, double glazed window to front.

BEDROOM THREE 10' 1" x 8' 10" (3.08m x 2.70m) With radiator, double glazed window to rear.



BATHROOM Radiator, double glazed window, white suite comprising panelled bath with electric shower and tiled splash backs, low level wc, pedestal wash hand basin.

OUTSIDE The property stands behind a lawned garden with pathway.

To the rear is a fully enclosed paved garden with access to built-in store, cold water tap, fenced boundaries. There are rear gates providing enclosed parking together with driveway outside of the gates.

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



WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444