

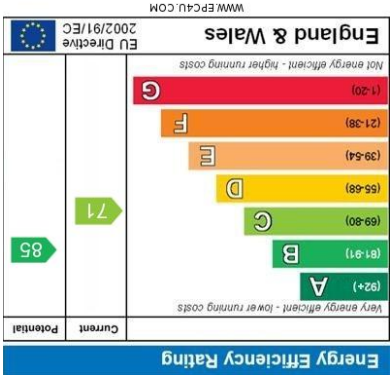
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- No upward chain
- Extended semi-detached house
- Cul-de-Sac location
- Three bedrooms
- Close to Wigginton Park
- Central heating



Edgar Close, Coton Green, Tamworth, B79 8NE

£230,000





## Property Description

This gas centrally heating double glazed extended semi-detached house occupies a Cul-de-Sac location within easy walking distance of Wigginton Park ideally placed for family buyers. The surrounding road network give excellent commuter access, with local schools for children of all ages within very convenient distance. The extension has created an additional room (former kitchen) that is an ideal study and there is a workshop the rear of the garage.

The property will have the advantage of no upward chain and viewing is recommended of the accommodation which in more detail comprises;

PORCH With double glazed door and further glazed door leading to:-

ENTRANCE HALL With radiator and staircase leading off.

STUDY 8' 6" x 6' 3" (2.59m x 1.91m) With radiator, double glazed window to side and cupboard under stairs with plumbing for washing machine. This room can be used for a variety of purposes.

THROUGH LOUNGE 22' 5" x 10' 8" max (6.83m x 3.25m) With two radiators, brick fire surround, double glazed window to front and glazed door leading through to:-

EXTENDED DINING KITCHEN 9' 6" max 8' 8" min x 16' 9" (2.9m max 2.64m min x 5.11m) With radiator, tiled flooring, double glazed window, double glazed double doors, sink unit with mixer tap, base cupboards and wall cupboards, pan drawers, tiled splash backs to work surfaces, integrated fridge freezer and range oven.

CONSERVATORY 11' 9" x 7' 10" (3.58m x 2.39m) With tiled floor, double glazed windows and double glazed double French doors to the side.

FIRST FLOOR LANDING With double glazed window, airing cupboard and access to loft which houses the gas fired central heating boiler.



BEDROOM ONE 12' 5" x 9' 5" plus door recess (3.78m x 2.87m) With radiator and double glazed window to front.

BEDROOM TWO 9' 8" plus door recess x 9' 5" (2.95m x 2.87m) With radiator and double glazed window to rear.

BEDROOM THREE 8' x 7' 9" max (2.44m x 2.36m) With radiator and double glazed window to front and fitted wardrobe with sliding mirrored doors.

BATHROOM With tiled walls, double glazed window, radiator, low level WC, wash basin, panelled bath with thermostatic shower over.

OUTSIDE The property stands behind a large fore garden with excellent parking facilities, with driveway to the side providing access to detached pre cast concrete garage. To the rear is and enclosed garden being paved, fenced and boundaries surrounds and backing onto railway line and having workshop (unmeasured).

DETACHED PRE CAST CONCRETE GARAGE Unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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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