

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)



- Excellent location
- Tastefully decorated
- Detached family home
- Central heating
- Double glazing
- En suite shower room

Selker Drive, Amington, Tamworth, B77 3QT

£390,000

Property Description

This well proportioned four bedroom detached family home offers space in abundance and has been tastefully decorated throughout. Situated on the ever popular Amington Fields, the property in brief comprises large open kitchen diner, lounge with doors to rear garden, guest cloakroom, four bedrooms each with wardroes, family bathroom and re fitted en suite shower room to the large master bedroom.

HALLWAY Laminate flooring, radiator, double glazed door to the front, ceiling light, built-in storage cupboard, stairs to first floor.

DOWNSTAIRS WC Low level wc, wash hand basin with tiled splashbacks.

KITCHEN DINER 28' x 9' 3" Having laminate flooring, double glazed window to the rear, comprehensive range of high gloss wall and base units with plenty of useful worksurfaces with stainless steel sink and drainer inset and tiled splash backs, built-in double oven and hob, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, breakfast bar area, door to the side leading through to the side passage, recessed spot lights power points, radiator, tiled splash backs,

Dining area having laminate effect flooring, radiator, recessed spot lights power points, double glazed box bay window to the front.

LOUNGE 14' 9" x 11' 3" (4.5m x 3.43m) Carpeted, coal effect fire and surround, double glazed double doors through to the garden, double glazed window to the rear, ceiling lights and power points.

FIRST FLOOR LANDING With access to the loft space and built in airing cupboard.

BEDROOM ONE 15' 6" x 11' (4.72m x 3.35m) A lovely bright room, being carpeted with fitted wardrobes with hanging rails and shelving, wall lights, ceiling lights, 3 double glazed feature windows to the front aspect, radiator.

EN SUITE Walk-in shower cubicle, tiled walls, wash hand basin, ceiling light, low level wc. double glazed window to the front aspect.

BEDROOM TWO 9' 3" x 8' 4" (2.82m x 2.54m) Carpeted, double glazed window to the front, fitted wardrobes, ceiling light, power points, radiator.

BEDROOM THREE 8' 5" x 10' 1" (2.57m x 3.07m) Carpeted, double glazed window to the rear, fitted wardrobes, ceiling light and power points.

BEDROOM FOUR 9' 4" x 7' (2.84m x 2.13m) Carpeted, radiator, double glazed window to the rear, fitted wardrobe, ceiling light, power points.

FAMILY BATHROOM 5' 6" x 8' 6" (1.68m x 2.59m) Ceramic tiled flooring, low level wc, sink, part tiled walls, bath, ceiling light and radiator.

OUTSIDE To the front is a driveway, lawn and mature borders. To the rear is an enclosed garden with paved patio and lawn.

Council Tax Band D – Tamworth Borough Council

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

