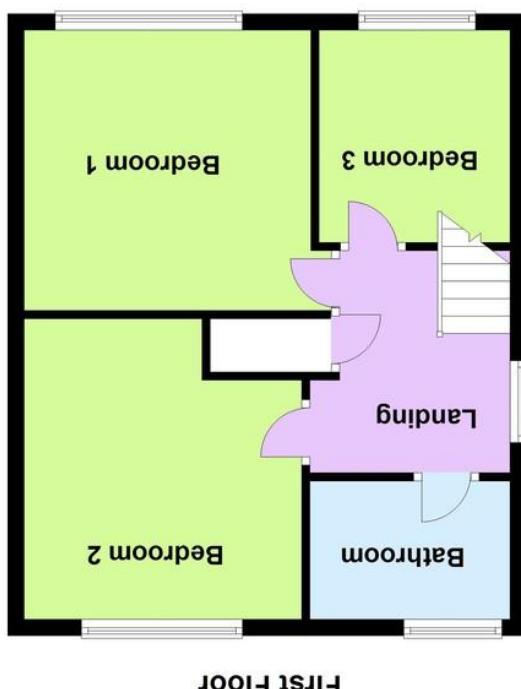


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Energy Efficiency Rating	
Very energy efficient - lower running costs	92+ A
Energy efficient - higher running costs	92+ B
Current Potential	92+ B
Not energy efficient - higher running costs	1-20 G
EU Directive 2002/91/EC	
England & Wales	
www.epc4u.com	

Tamworth | 01827 68444 (option 1)

 green  
& company



- FULLY REFURBISHED
- VERY WELL LOCATED
- SEMI DETACHED
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- REFITTED KITCHEN AND BATHROOM

Browns Lane, Tamworth, B79 8TB

Offers in excess of  
£300,000

## Property Description

A refurbished, very well located semi detached house in a most sought after and desirable location.

The current owners have very tastefully improved this spacious semi detached home to incorporate re-wiring, new central heating system, re-plastering and flooring, refitted kitchen and bathroom and are currently creating a utility room and ground floor fitted cloakroom both which will be finished prior to completion.

The property occupies a most sought after location in a prestigious position which is ideally placed for schooling for children of all ages, local shops and within easy reach of Tamworth town centre, together with excellent commuter access via the surrounding road network.

An internal inspection of this superb home which has new internal doors throughout is essential and in more detail the accommodation comprises:-

**ENTRANCE PORCH** With double glazed front door and windows, further inner door leading through to:-

**ENTRANCE HALL** With radiator, cupboard under stairs, staircase leading up to the first floor.

**ATTRACTIVE LOUNGE** 11' 10" x 13' (3.61m x 3.96m) With radiator, double glazed window and open archway leading through to:-

**DINING ROOM** 9' 9" x 11' (2.97m x 3.35m) With radiator, double glazed French door and window to rear garden and door into the kitchen.

**NEWLY FITTED KITCHEN** 11' 3" max 10' min x 7' 4" (3.43m x 2.24m) With double glazed window to front, newly fitted units with wooden work surfaces incorporating Belfast sink unit with mixer tap, base cupboards and base drawers, range of wall cupboards, plumbing for washing machine, metropolitan tiled splash backs and useful pantry. There are doors to the dining room, hall and utility room.

**UTILITY ROOM** 9' 8" x 5' plus recess (2.95m x 1.52m) With double glazed exterior door, work top with space under for appliances, door to garage. This room is currently being finished.

**FITTED GUEST CLOAKROOM** With low level wc, wash basin with tiled splash back, radiator, extractor fan. This room is currently being finished.

**FIRST FLOOR LANDING** With double glazed window, radiator, airing cupboard housing a Viessman combination gas fired central heating boiler. There is access to the loft with pull down ladder which is part boarded.

**REFITTED BATHROOM** Double glazed window, metropolitan tiled splash backs, having wash basin with vanity unit under and integrated low level wc, panelled bath with thermostatic shower over.

**BEDROOM ONE** 11' 9" x 11' 8" (3.58m x 3.56m) With radiator, double glazed window to front.

**BEDROOM TWO** 11' 8" x 10' 7" (3.56m x 3.23m) With radiator, double glazed window to rear.

**BEDROOM THREE** 8' 8" x 7' 6" (2.64m x 2.29m) With radiator, double glazed window to front.

### OUTSIDE

**GARAGE** 18' x 9' 3" (5.49m x 2.82m) With up and over door, electric light, power points.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDENS** The house stands behind a lawned fore-garden with concrete driveway.

To the rear is an enclosed garden with patio area, lawn, fenced boundaries.

Council Tax Band C - 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

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