

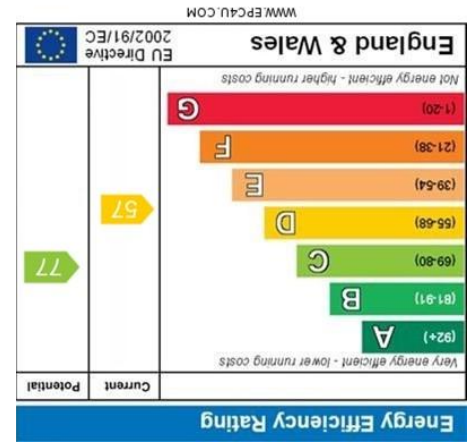
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



**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 Conveyer.



Tamworth | 01827 68444 (option 1)



- GREAT TRADITIONAL DETACHED BUNGALOW IN SOUGHT AFTER POSITION
- LARGE GARAGE AND EXCELLENT DRIVEWAY
- GAS CENTRAL HEATING
- 3 DOUBLE BEDROOMS
- BATHROOM

Trinity Road, Kingsbury, Tamworth, B78 2LA

£340,000





## Property Description

This traditional detached bungalow we understand was built in the 1920s and occupies a very established and sought after location in the village of Kingsbury. Positioned close to the junction with Tamworth Road the bungalow is ideally placed for Kingsbury Water Park, local Co-op store, schooling for children of all ages and for commuting via the excellent road network.

The bungalow has the advantage of a very large driveway with excellent parking facilities together with a large detached garage set back into the plot.

Providing scope for modernisation the bungalow provides three double bedrooms, bathroom, spacious lounge, large kitchen and conservatory/dining room and is served by gas central heating. Viewing of this property which provides excellent potential is strongly recommended and in more details the accommodation comprises:-

**LONG RECEPTION HALL** 26' long, with double glazed leaded front door, radiator.

**SPACIOUS LOUNGE** 24' 5" plus bay window x 12' (7.44m x 3.66m) With double doors to the hall, two radiators, bay window to front and two side windows.

**KITCHEN** 14' 4" x 9' 1" plus recess of 6' 6" x 2' 5" (4.37m x 2.77m) With archway from the entrance hall, door to a lobby, window and door to conservatory and having units incorporating base cupboards and wall cupboards, tiled splash backs, gas hob and electric oven.

**CONSERVATORY/DINING ROOM** 18' 10" x 23' 10" plus recess (5.74m x 7.26m) With 3 sets of sliding patio doors, further windows to the side and rear and exterior side door.

**BEDROOM ONE** 17' 7" x 9' 10" (5.36m x 3m) With two windows and radiator.

**BEDROOM TWO** 12' plus bay window x 12' 1" (3.66m x 3.68m) With radiator, window to side and bay to front.

**BEDROOM THREE** 9' 6" x 10' 8" (2.9m x 3.25m) With radiator and window to side.

**BATHROOM** Approached from a lobby and having cupboard housing gas fired central heating boiler, and a suite comprising corner bath, pedestal wash basin, low level wc, radiator, window, tiled flooring.



## OUTSIDE

**DETACHED GARAGE** 18' 6" x 14' 10" (5.64m x 4.52m) With up and over door to front, side door and single up and over door to the rear.

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

The bungalow stands behind a lawned fore-garden with boundary hedge together with a large I-shaped tarmac drive with excellent parking and turning facilities and providing direct access to the garage.

To the rear is an enclosed private garden being predominantly lawned with patio area, raised pond area and fenced boundaries.

Council Tax Band E - North Warwickshire

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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