

Upper Gungate

Tamworth, Staffordshire, B79 8AX

John German





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£425,000



An ultra conveniently located traditional detached house within minutes of the town centre and station, offering enlarge accommodation over three storeys.

The accommodation offers an enclosed front storm porch that leads into a spacious traditional hall with parquet style flooring, pine spindle balustraded staircase to the first floor and access to the two separate reception rooms and breakfast kitchen.

The front facing dining room has a lovely bay window overlooking the front garden and Upper Gungate street scene and has a traditional fireplace surround and picture rail.

The rear facing lounge is a further spacious reception room with views of and direct access into the westerly facing rear garden.

The fully fitted breakfast kitchen has ample space for a table and chairs and has a white panel fronted range of base, wall and drawer units with complementary worktops and splash back tiling, inset enamel sink unit, fitted electric oven, hob and extractor hood plus views over the rear garden.

Leading off the kitchen is a combined rear porch and utility room that has appliance spaces for a washing machine, tumble dryer and fridge freezer, access doors to the front and rear garden and further access to a two piece fitted guest's cloakroom.

The first floor landing has attractive spindle balustraded detail and a side facing window. It gives access to the three out of four bedrooms and the family bathroom.

Bedroom one is an excellent sized front facing double room, bedroom two is a similar sized double room with rear garden views and bedroom three is a single sized front facing bedroom, currently used as a study.

The family bathroom is fully tiled and has a white and chrome suite to include a panelled bath with shower over and a wash hand basin. There is a separate WC positioned immediately adjacent to the bathroom.

On the second floor a loft conversion has created a sizeable double bedroom with rear facing window and skylight.

Outside - Approached by car from Salters Lane, there is driveway parking to the rear of the house for three cars together with a double garage of precast concrete construction and an adjoining workshop that is currently used as a dog grooming studio.

The rear garden enjoys a westerly orientation and offers a mainly lawned garden with shrubs and a mixture of hedged and fenced boundaries. A sturdy pine summerhouse and bike store are also to be included in the sale.

The front garden is an attractive and mature landscape of lawn, shrubs and screening plants together with steps and a front garden gate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

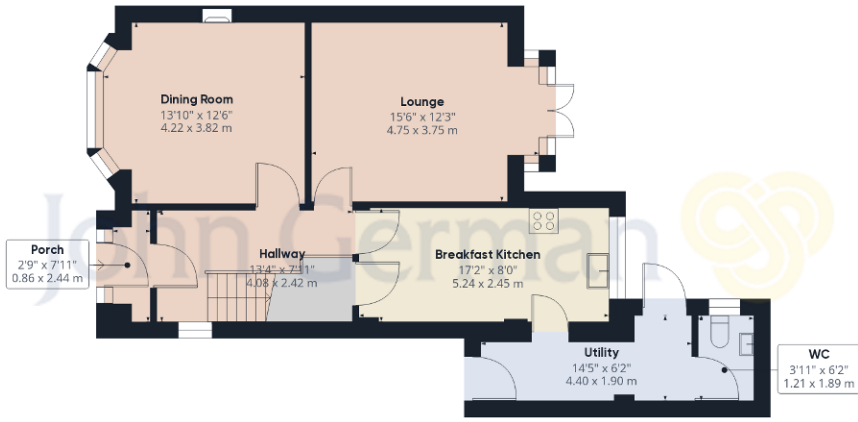
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14122023

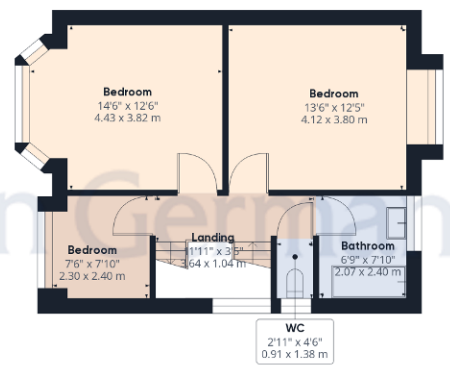
Local Authority/Tax Band: Tamworth Borough Council / Tax Band E



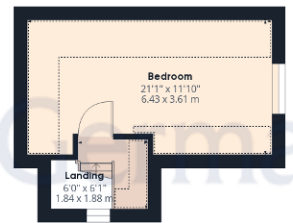




Ground Floor



Floor 1



Floor 2


Approximate total area⁽¹⁾

1549.79 ft²
143.98 m²

Reduced headroom

130.79 ft²
12.15 m²

Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

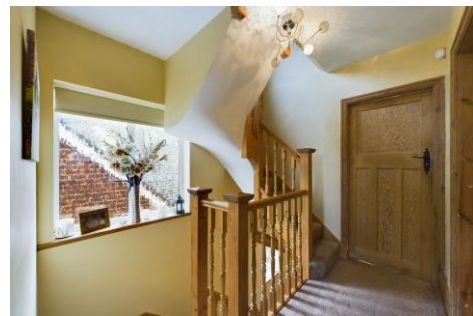
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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