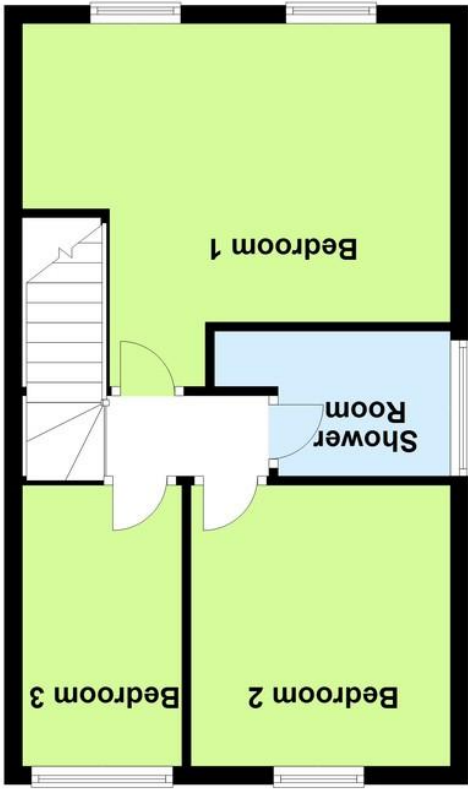
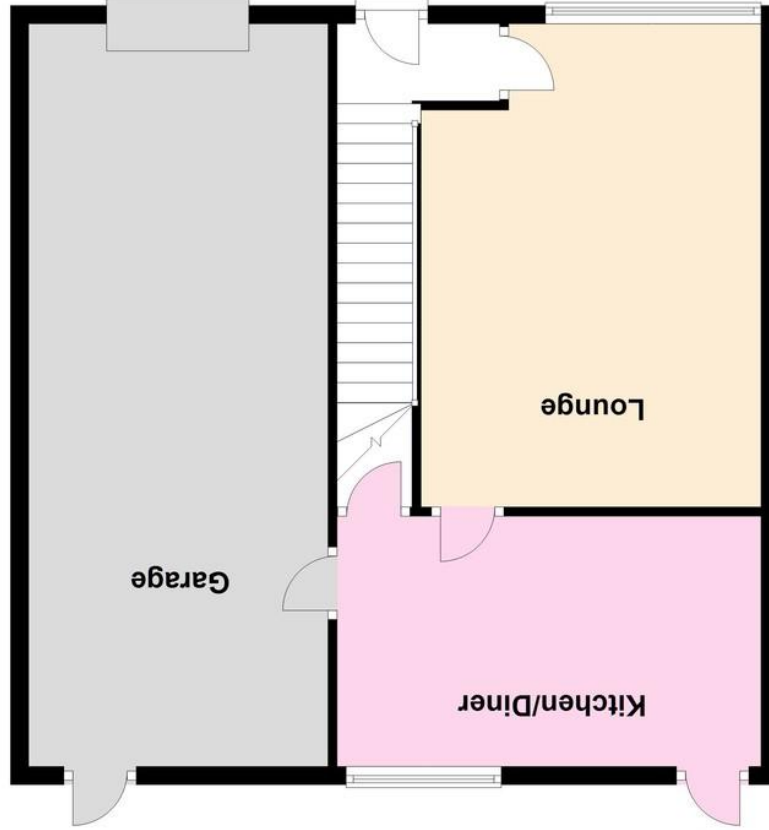


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 1131.7 sq. feet



First Floor
 Approx. 417.5 sq. feet



Ground Floor
 Approx. 714.2 sq. feet

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 Conveyor.



Tamworth | 01827 68444 (option 1)



- THREE BED DETACHED
- IMMACULATELY PRESENTED
- DRIVEWAY
- GARAGE
- KITCHEN DINER
- SPACIOUS LOUNGE

Whiting, Dosthill, Tamworth, B77 1HP

£270,000



Property Description

A three bedroom immaculately presented detached family home.

Approach via large driveway with lawned fore-garden and front door into:-

HALLWAY Having solid wood flooring, stairs leading to the first floor and door into:-

LOUNGE Double glazed window to front, central heating radiator, real wood flooring, door leading into:-

KITCHEN DINER 14' 10" x 9' (4.52m x 2.74m) With tiled flooring, a range of wall and base units, integrated gas hob and extractor, work surfaces incorporating sink with mixer tap, integrated fridge and dishwasher, under stairs storage cupboard, door leading to garage and double glazed window to rear and door leading to the garden.

FIRST FLOOR LANDING Double glazed window to side and doors off to:-

BEDROOM ONE 8' 10" x 15' 2" (2.69m x 4.62m) Two double glazed windows to the front, central heating radiator.

BEDROOM THREE 8' 9" x 7' 3" (2.67m x 2.21m) With double glazed window to rear and central heating radiator.

BEDROOM TWO 8' 6" x 7' 6" (2.59m x 2.29m) With double glazed window to rear and central heating radiator.

FAMILY SHOWER ROOM Recently refitted, stainless steel towel rail, wash hand basin with vanity cupboard underneath, tiled flooring, low level wc, double walk-in shower, acrylic boarding with glazed screen and mixer shower over, double glazed window to side.

REAR GARDEN Paved patio area and lawned area, shrub and plant borders.

GARAGE Situated to the side of the property, with up and over door, power and lighting.



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

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.

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