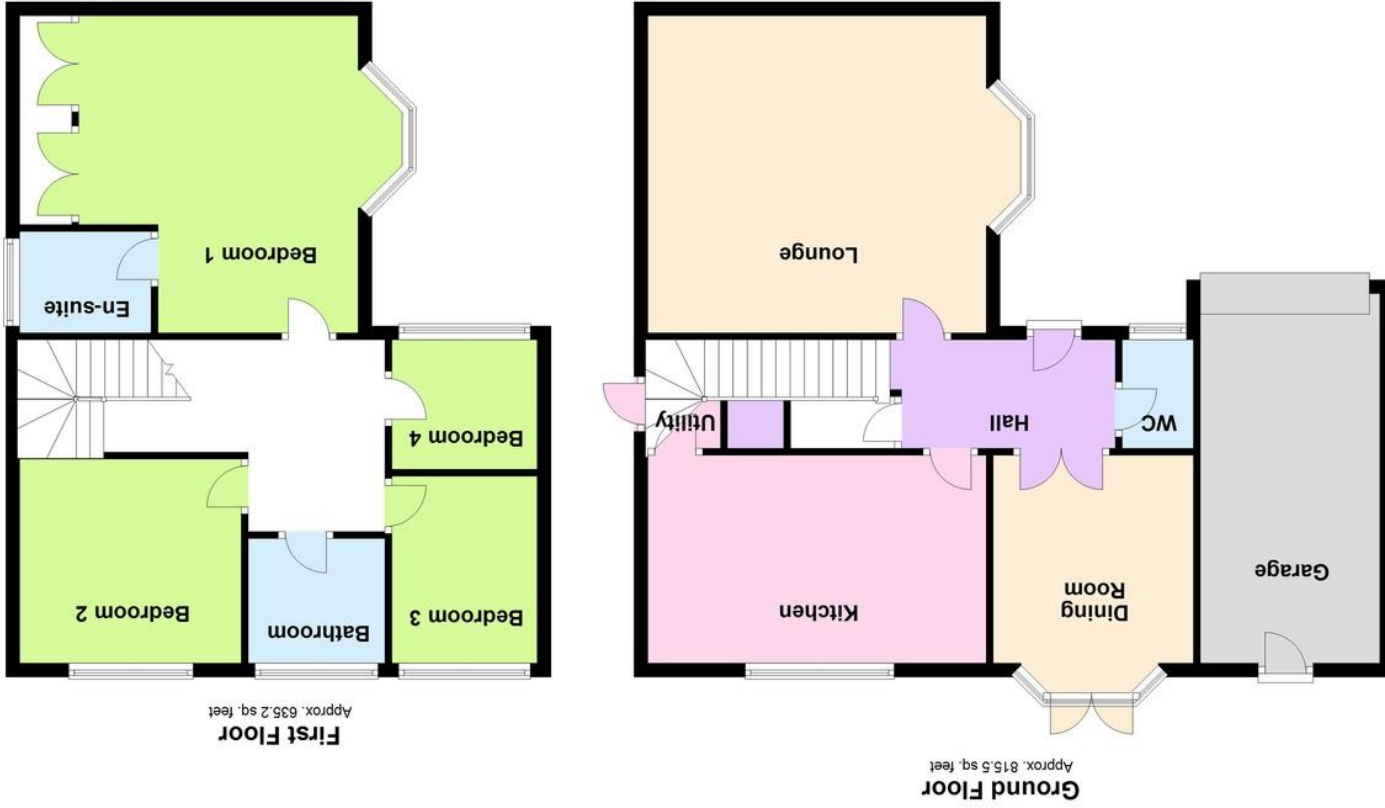
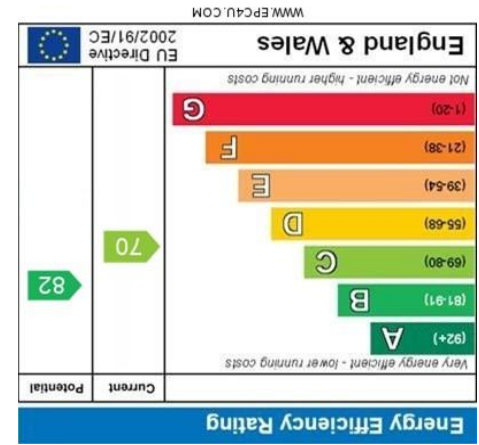


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
Total area: approx. 1450.7 sq. feet



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- FOUR BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY
- EN SUITE TO MASTER



Regal Close, Tamworth, B77 1GT

£350,000





## Property Description

A four bedroom detached set in the prime location of Two Gates, being close to local amenities and transport links. Viewing is essential and no upward chain.

Approach the property via the driveway with front door into:-

**SPACIOUS HALLWAY** Having cloaks cupboard, guest w/c and double doors into the dining room.

**GUEST WC** Having low level w/c with pedestal wash hand basin, radiator and double glazed window showing to the front.

**DINING ROOM** 8' 10" x 11' 9" (2.69m x 3.58m) Double glazed bay window to rear with double doors, central heating radiator.

**KITCHEN** 11' 9" x 9' 3" (3.58m x 2.82m) Having a range of wall and base units with work surfaces, integrated dishwasher, gas hob and oven, sink with mixer tap, double glazed window to rear overlooking the garden and having access to the utility.

**UTILITY ROOM** 6' 10" x 4' 7" (2.08m x 1.4m) With door leading out to the garden to the side, wall and base units and plumbing for washing machine and sink with mixer tap.

**LOUNGE** 15' 6" x 15' 4" (4.72m x 4.67m) Having central heating radiator, feature fireplace, double glazed bay window to the front.

**FIRST FLOOR LANDING** Having doors off to bedrooms and bathroom.

**BATHROOM** Having pedestal wash hand basin, low level w/c, panelled bath with tiled walls, electric shower over and glazed screen, double glazed window to rear.

**BEDROOM FOUR** 9' 7" x 9' 1" (2.92m x 2.77m) Having double glazed window to rear, central heating radiator, cupboard.

**BEDROOM THREE** 6' 2" x 9' 2" (1.88m x 2.79m) With double glazed window to front, central heating radiator and storage cupboard.

**BEDROOM TWO** 9' 1" x 9' 6" (2.77m x 2.9m) With double glazed window to rear, fitted wardrobes, central heating radiator.

**BEDROOM ONE** 15' 9" x 13' 2" max 11' 3" min (4.8m x 4.01m) Having double glazed bay window to front, central heating radiator, a range of fitted wardrobes.

**EN SUITE** Having double shower, double glazed window to side, glazed screen, mixer shower, low level w/c and pedestal wash hand basin.

**REAR GARDEN** Having paved patio area and lawned area, side gated access, walled and has shrubs and plant borders, door giving access to the garage.



**GARAGE** Having 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 D - Tamworth Borough Council

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 330 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach

**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

