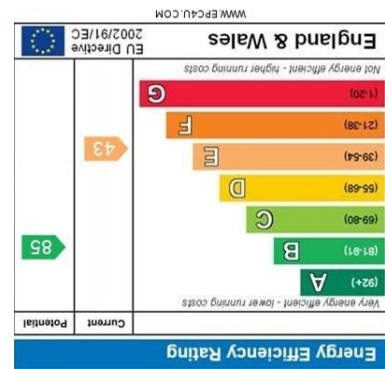


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 1135.6 sq. feet



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 BEDROOM LINK DETACHED
- VILLAGE LOCATION
- DRIVEWAY
- DOUBLE GARAGE
- EXTENDED LOUNGE
- SEPARATE DINING

Cedar Crescent, Kingsbury, Tamworth, B78 2JQ

£275,000



Property Description

Approach via double driveway with front door into:-

EXTENDED HALLWAY Having stairs leading to first floor and door into lounge.

LOUNGE 17' 2" x 12' 3" (5.23m x 3.73m) With double glazed window to front, doors leading to the kitchen, gas fire with Baxi boiler.

KITCHEN 12' 7" x 8' 5" (3.84m x 2.57m) With a range of wall and base units, work surfaces, integrated hob and double oven, stainless steel sink with mixer taps, integral dishwasher and fridge, double glazed window to rear and useful storage cupboard, door to the tandem garage.

GARAGE 32' 8" x 8' 4" (9.96m x 2.54m) With electric roller shutter door, double glazed door leading out to the garden and double glazed window.

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

DINING ROOM 10' 4" x 7' 3" (3.15m x 2.21m) With newly fitted carpeting, central heating radiator, double doors leading to the conservatory.

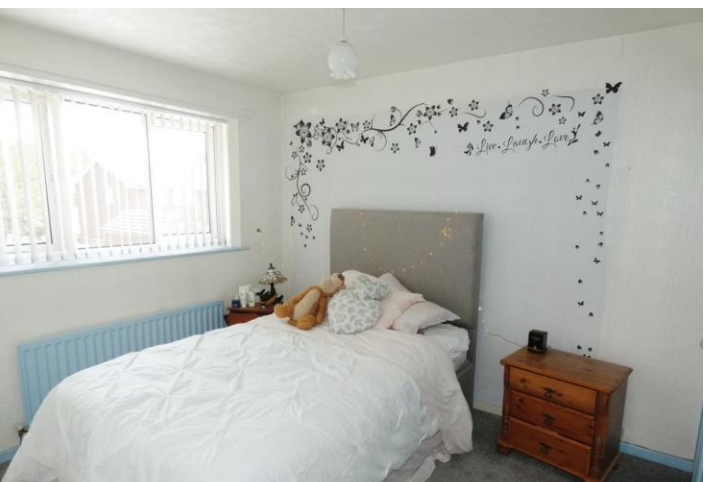
CONSERVATORY 12' 8" x 10' 5" (3.86m x 3.18m) With tile effect flooring, half brick and half double glazed and double doors leading to the garden.

FIRST FLOOR LANDING With storage cupboard.

BEDROOM ONE 10' 2" x 7' 2" (3.1m x 2.18m) With double glazed window to rear, central heating radiator and fitted wardrobes.

BEDROOM TWO 11' 4" x 8' (3.45m x 2.44m) Double glazed window to front, central heating radiator.

BEDROOM THREE 8' 7" x 7' 4" (2.62m x 2.24m) With double glazed window to front and central heating radiator.



BATHROOM With tiled walls, double glazed window to rear, low level wc with vanity unit under sink, mixer taps, heated towel rail and shower cubicle with electric shower.

OUTSIDE To the rear is a low maintenance garden which is mainly paved with access to the garage.

AGENTS NOTE Vendor has confirmed all internal doors were replaced in Spring 2002, the hall, stairs, lounge and bedroom one had new carpeting in 2022.

Council Tax Band C - 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.

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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