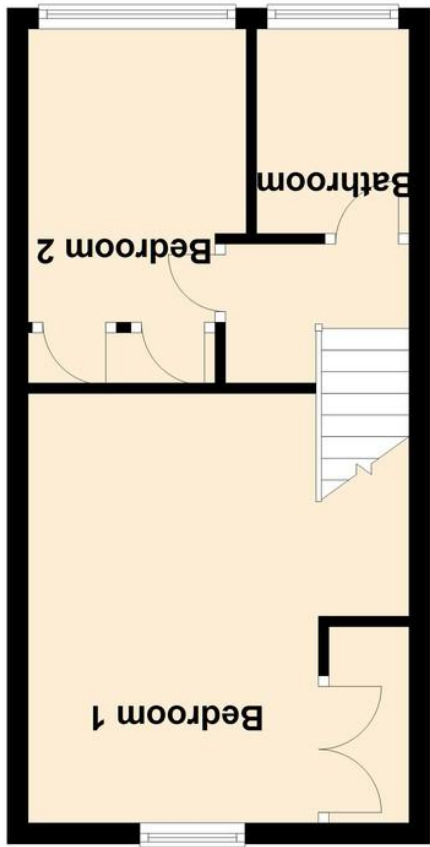
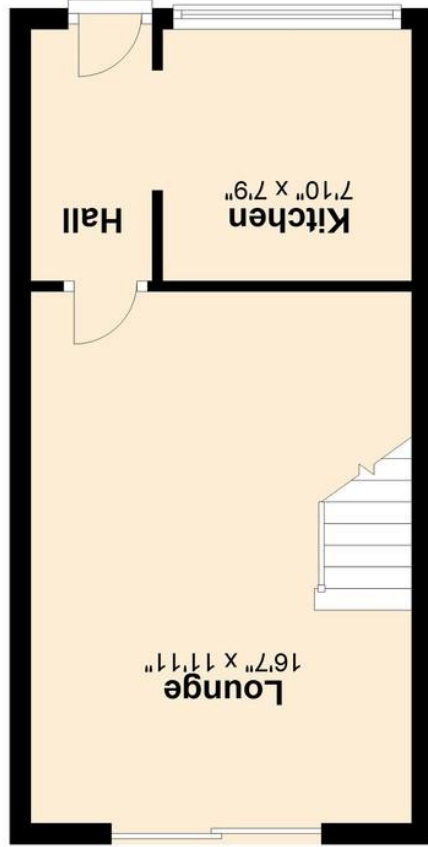


Total area: approx. 590.1 sq. feet
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

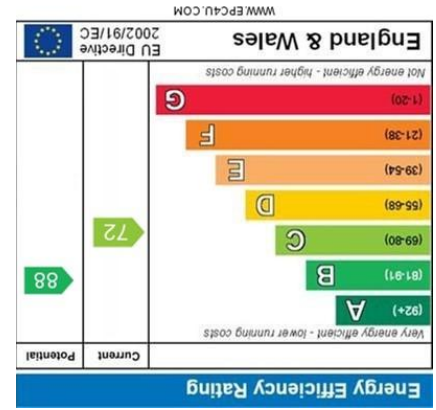


First Floor
 Approx. 295.1 sq. feet



Ground Floor
 Approx. 295.1 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)



- BEAUTIFULLY PRESENTED
- VILLAGE LOCATION
- EXCELLENT SCHOOL CATCHMENT
- TWO DOUBLE BEDROOMS
- DOUBLE DRIVEWAY
- LUXURY BATHROOM

Foxwood Road, Birchmoor, Tamworth, B78 1BB

Offers In Excess of
 £190,000



Property Description

A well presented two bedroom mid terrace property with double driveway, being immaculately presented throughout and available with no chain, must be viewed to be appreciated.

Approach the property via the double driveway and front door into:-

HALLWAY Having laminate flooring, radiator, open to:-

KITCHEN 7' 11" x 7' 10" (2.41m x 2.39m) With double glazed window to front, a range of wall and base units with work surfaces over, sink with mixer tap, tiled flooring, tiled splash backs, central heating boiler, integrated hob and oven and extractor.

LOUNGE 16' 8" x 11' 11" (5.08m x 3.63m) Two central heating radiators, double glazed sliding doors and laminate flooring, stairs leading to first floor.

LUXURY BATHROOM Double glazed window to front, low level wc, stainless steel towel rail, panelled bath with glazed screen and mixer shower over, ceramic tiling to wall, LVT flooring and extractor .

BEDROOM TWO 6' 9" x 10' 8" (2.06m x 3.25m) Double glazed window to front, central heating radiator and fitted wardrobe.

BEDROOM ONE 8' 8" x 11' 8" (2.64m x 3.56m) Double glazed window to rear, fitted wardrobes and central heating radiator.

REAR GARDEN Being low maintenance with paved patio, gravelled area.

Council Tax Band B - North Warwickshire 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.

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

