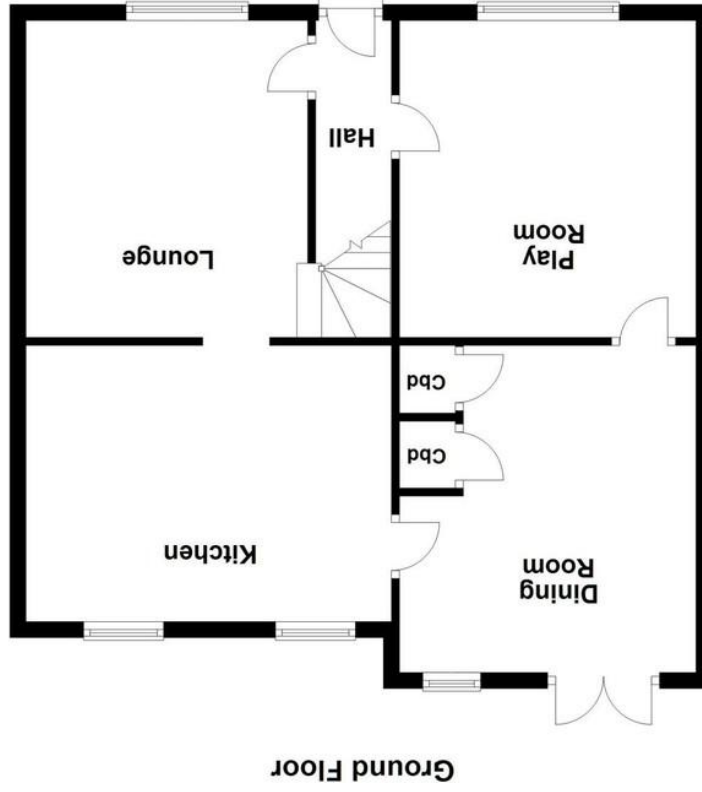
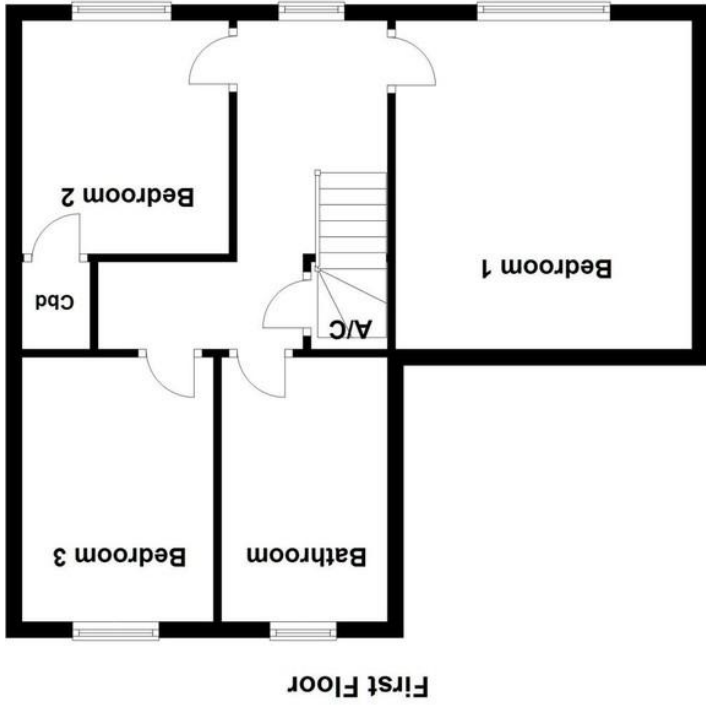
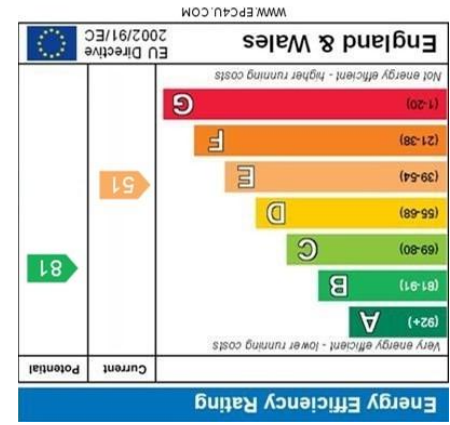


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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
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)



- CHARACTER PROPERTY
- TOWN CENTRE LOCATION
- HALLWAY
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE
- FAMILY ROOM

Albert Road, Tamworth, B79 7JS

£269,950



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Deceptively spacious throughout, the property benefits from a lounge, sitting room and dining room as well as a stylish kitchen/breakfast room and to the first floor can be found three bedrooms and a family bathroom.

The rear garden is currently a 'work in progress' by the current owners.

LOUNGE 13' x 12' (3.96m x 3.66m) Double glazed windows to the front, wood effect laminate flooring, brick feature fire place, ceiling light, power points, radiator.

DINING ROOM 13' x 11' 10" (3.96m x 3.61m) Double glazed windows to the front, wood effect laminate flooring, feature fire place, ceiling light, power points, radiator.

KITCHEN/BREAKFAST ROOM 14' x 11' 4" (4.27m x 3.45m) Double glazed windows to the rear, stunning Parquet flooring, a range of stylish wall and base units, ceiling light, power points, radiator.

SITTING ROOM 13' 5" x 12' 2" (4.09m x 3.71m) Double doors leading to rear garden, Parquet flooring, ceiling light, power points.

BEDROOM ONE 13' x 12' (3.96m x 3.66m) Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

BEDROOM TWO 11' 3" x 7' 3" (3.43m x 2.21m) Double glazed windows to the rear, carpet to floor, ceiling light, power points, radiator.

BEDROOM THREE 9' 7" x 7' 8" (2.92m x 2.34m) Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.



BATHROOM 11' 4" x 6' 4" (3.45m x 1.93m) Stylishly decorated with double glazed windows to the rear, ceramic tiled flooring, walk-in shower cubicle, roll-top bath, chrome heated towel rail, wash hand basin, low flush wc.

REAR GARDEN Paved patio area and lawned area.

Council Tax Band D - Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

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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