

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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	
81-91	B		86 B
92+	A		

Tamworth | 01827 68444 (option 1)



- WELL PRESENTED TWO BEDROOM BUNGALOW
- LARGE DRIVEWAY
- GARAGE
- KITCHEN DINER
- SPACIOUS LOUNGE
- NEWLY FITTED BATHROOM

St. Georges Way, Amington, Tamworth, B77 3HQ

£265,000



## Property Description

RECEPTION PORCH Having multi pane double glazed doors.

HALLWAY Having double glazed door, radiator, and built in cupboards with display cabinet and shelving.

LOUNGE 15' x 12' 3" (4.57m x 3.73m) Having double glazed bay window to the front, double glazed side window, radiator, coving surround to ceiling and wall light points.

REFITTED KITCHEN AND BREAKFAST AREA 9' 10" x 20' (3m x 6.1m) Having double glazed side window, radiator, work surfaces with ceramic tiling above, one and a half stainless steel sink with drainer and mixer tap, range of base cupboards and drawers, space and plumbing for automatic washing machine, range of wall cupboards, wall mounted oven with cupboard above and below, space for stand up fridge freezer, ceramic hob with extractor over and open through to breakfast area with double glazed sliding patio door and window to the side, double glazed sliding patio door and window to the rear, double glazed windows, radiator, large storage cupboard housing boiler and radiator.

BEDROOM ONE 12' 3" x 12' 2" (3.73m x 3.71m) Having double glazed window to the front and radiator.

BEDROOM TWO 10' 10" x 9' (3.3m x 2.74m) Having double glazed window to the rear and radiator.

REFITTED BATHROOM Having double glazed window, tiled flooring, ceramic tiling, WC, wash basin set over vanity cupboard, sculpted bath with glass shower screen and shower over, wall mounted towel rail and downlighters to ceiling.

OUTSIDE To the front of the property is a lawn frontage with planted border to the side, graveled parking area, side concrete driveway which leads down to garage.

To the rear is a paved and gravel patio area, retaining wall to raised lawn with pathway and planted shrub borders.



GARAGE 16' 10" x 8' (5.13m x 2.44m) Having double opening doors to the front, side double glazed window and door, light and power points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Tamworth Borough Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 19Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 50Mbps.

Networks in your area - Openreach, Virgin Media

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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