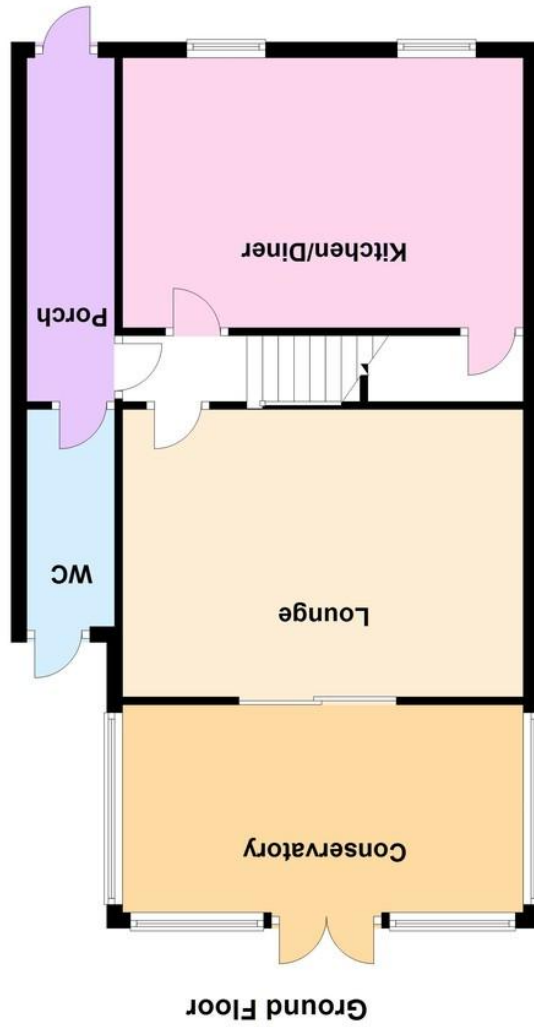
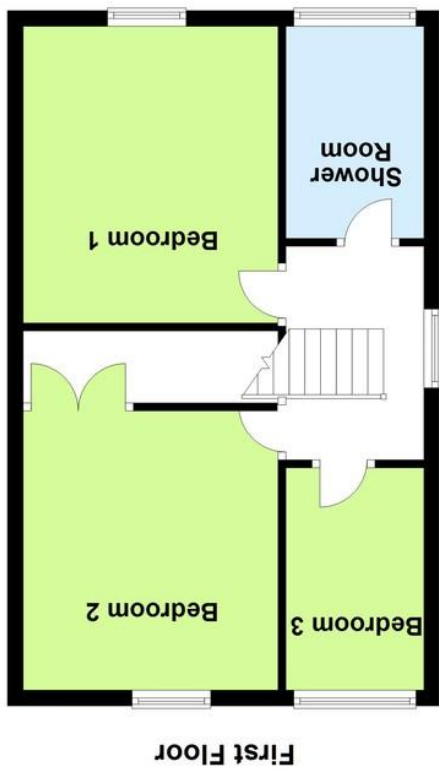


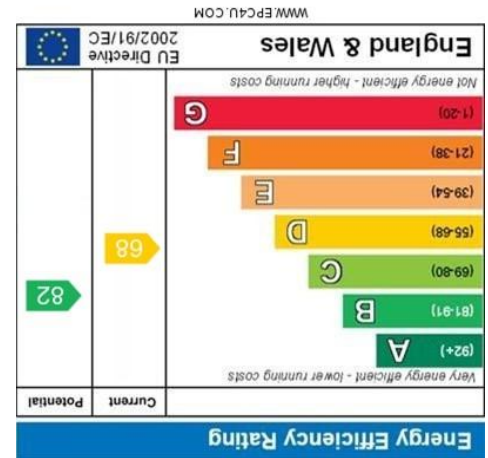
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- DRIVEWAY
- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- KITCHEN DINER
- SPACIOUS LOUNGE
- CONSERVATORY

Swanmote, Tamworth, B79 7RG

£255,000



Property Description

A well presented three bedroom detached family home, set in a prime location just off Lichfield Street, being close to the town centre with its local amenities and bus routes.

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

COVERED SIDE ACCESS Currently used as a porch, door into:-

HALLWAY With stairs leading to the first floor.

LOUNGE 11' 1" x 16' 7" (3.38m x 5.05m) With electric feature fireplace, double glazed sliding doors leading to conservatory, two central heating radiators.

CONSERVATORY 8' 8" x 14' (2.648m x 4.27m) Laminate flooring, double glazed sliding door leading out to the garden.

KITCHEN 12' 3" x 8' 9" (3.73m x 2.67m) Open to the dining room, double glazed window to front, wall and base units, work surfaces, cooker space, space for fridge, ceramic sink with mixer tap over, laminate flooring.

DINING AREA 7' 5" x 14' (2.26m x 4.27m) With storage cupboard, laminate flooring, double glazed window to front and central heating radiator.

GUEST WC Having low level wc, wash hand basin and door leading out to the garden.

FIRST FLOOR LANDING Having cupboard housing the central heating boiler.

BEDROOM ONE 12' 5" x 10' 8" (3.78m x 3.25m) With double glazed window to front, central heating radiator and fitted wardrobes.

BEDROOM TWO 9' 1" x 12' 2" (2.77m x 3.71m) With double glazed window to rear and central heating radiator with fitted wardrobes also.



BEDROOM THREE 8' 11" x 6' 2" (2.72m x 1.88m) Double glazed window to rear, central heating radiator.

REAR GARDEN Having lawned area and patio area, shrub and plant borders and allotments are to the rear of the property .

AGENTS NOTE The property has solar panels installed via Rent-a-Roof.

Council Tax Band C - Tamworth 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

