

NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 1181.5 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)



- POPULAR NORTH SIDE LOCATION
- LARGE DRIVEWAY
- LOVELY POSITION
- CLOSE TO WIGGINTON PARK
- IMMACULATLEY PRESENTED THROUGHOUT

Willoughby Road, Tamworth, B79 8NH

£299,950

Property Description

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

FOR SALE is this charming three bedroomed link-detached property in the very sought after area of Coton Green. Extremely well maintained by the current owners, the property is perfectly placed as it sits within the school catchment area for both excellent primary and secondary schools and is only a few minutes drive to Ventura shopping centre and Tamworth Town.

In brief this perfect family home comprises; entrance hallway, spacious lounge/dining area, kitchen, utility and a spacious conservatory. To the first floor you can find three bedrooms (bedroom one with fitted wardrobes) and a family bathroom. The enclosed, low maintenance block paved rear garden provides plenty of outdoor seating for those sunny days and the front of the property benefits from a well maintained block paved driveway with access to the garage/store.

Very much sought after, three bedroomed freehold link detached in excellent cul de sac with elevated use to front, gas central heating, double glazing, living room, double glazed conservatory, kitchen and separate utility, bathroom with shower, garage.

ENTRANCE HALL

LOUNGE/DINING AREA 23' 0" x 9' 10" max (7.01m x 3m) Double glazed windows to the front, sliding doors leading to conservatory, wood effect laminate flooring, electric feature fire, ceiling lights, power points, radiators.

CONSERVATORY 11' 11" x 9' 7" (3.63m x 2.92m) Light and spacious with double glazed windows to all sides and French doors leading to the rear garden, electric feature fire. wall lights.

KITCHEN 16' 3" x 10' 7" max (4.95m x 3.23m) Double glazed windows to the rear, door leading to rear garden, a range of wooden wall and base units, built-in oven and hob with extractor, stainless steel sink and drainer, plumbing for washing machine, ceiling lights, power points, radiators.

UTILITY ROOM Access to garage/store, ceiling light, power points.

BEDROOM ONE 12' 3" x 9' 3" (3.73m x 2.82m) Double glazed windows to front, carpet to floor, fitted wardrobes, ceiling light, power points, radiator.

BEDROOM TWO 9' 7" x 9' 4" (2.92m x 2.84m) Double glazed windows to rear, carpet to floor, ceiling light, fitted wardrobes, power points, radiator.

BEDROOM THREE 8' 2" x 7' 9" (2.49m x 2.36m) Double glazed windows to front, carpet to floor, ceiling light, power points, radiator.

FAMILY BATHROOM 7' 7" x 5' 7" (2.31m x 1.7m) Double glazed windows to rear, bath, wash hand basin and low flush W.C within a vanity unit,

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

OUTSIDE Enclosed low maintenance rear garden, block paved rear garden with shrubs to the border. There is a rear pedestrian gate in the garden leading to a rear passageway enabling access for garden bins / garden waste etc.

To the front is a well maintained blocked paved driveway to the front which allows parking for several vehicles.

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.

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