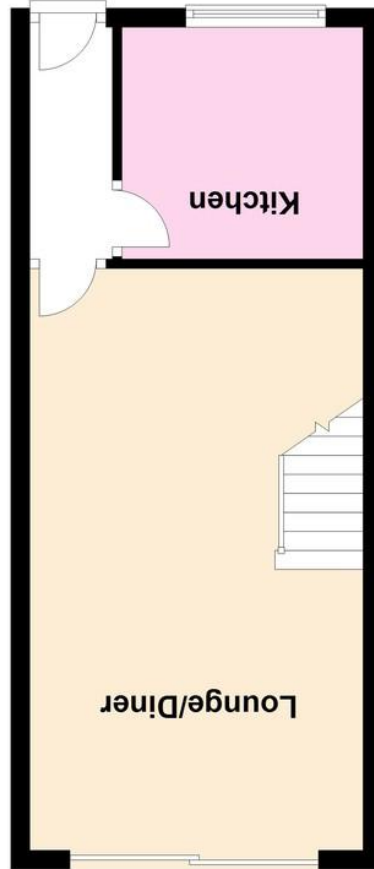
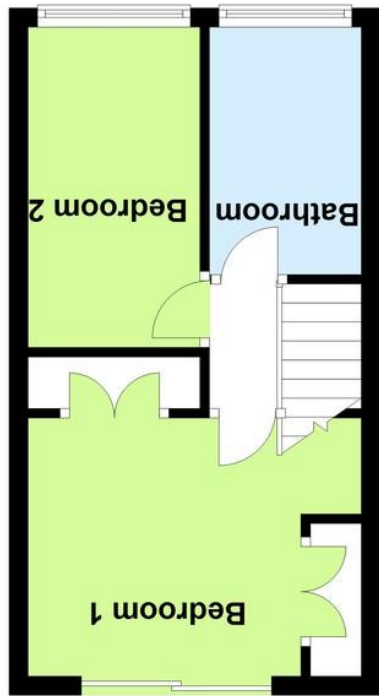


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 583.4 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
if 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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- POPULAR VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- NEWLY FITTED BATHROOM
- OPEN PLAN LOUNGE DINER
- KITCHEN
- LANDSCAPED GARDEN

24 Meadow Close, Kingsbury, Tamworth, B78 2NR

Offers In Excess Of
£200,000



Property Description

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

This two double bedroom mid terrace home situated within the ever popular village of Kingsbury and positioned within a quiet cul-de-sac. The property comprises in brief of entrance hall, kitchen, extended living room, two double bedrooms and bathroom. There is a driveway to the front and a garden to the rear with a summer house with toilet and shower facilities.

Approached via block paved driveway to front door with canopy over.

ENTRANCE With laminate wooden flooring, ceiling light point, central heating radiator and doors to kitchen and living room.

KITCHEN 8' 10" x 7' 10" (2.69m x 2.39m) With ceramic tiled walls, range of fitted wall and base units with rolled edge work surfaces over and ceramic tiled splash backs, inset composite sink and drainer, space for cooker, space and plumbing for washing machine, space for under counter fridge and freezer, uPVC double glazed window to front elevation, ceiling light and central heating radiator.

LIVING ROOM 20' x 12' 6" (6.1m x 3.81m) With laminate wooden flooring, carpeted open tread staircase to first floor landing, feature brick fireplace, two ceiling light points, two central heating radiators and uPVC double glazed sliding patio door to garden.

FIRST FLOOR LANDING With carpet to floor, ceiling light point, loft access hatch with ladder and doors to bedrooms and bathroom.

BEDROOM ONE 12' 10" x 9' 10" (3.91m x 3m) With carpet to flooring, ceiling light point, doors to fitted wardrobes, radiator and uPVC double glazed sliding patio door to flat roof of extension.

BEDROOM TWO 9' 10" x 8' 10" (3m x 2.69m) With carpet to floor, ceiling light point, central heating radiator and uPVC double glazed window to front elevation.

BATHROOM 6' 2" x 5' 11" (1.88m x 1.8m) With white suite comprising panelled bath with mixer shower over with ceramic tiling to wall and wash hand basin with vanity cupboard and low level W.C., ceramic tiled walls, central heating radiator, recessed spotlights to ceiling and obscure uPVC double glazed window to front elevation.

GARDEN Wooden summerhouse equipped as a changing room with shower and toilet.



Council Tax Band B - North Warwickshire

Predicated mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast. Highest available download speed 68 Mbps. Highest available upload speed 15 Mbps.

Networks in your area - 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.

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

