

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

Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

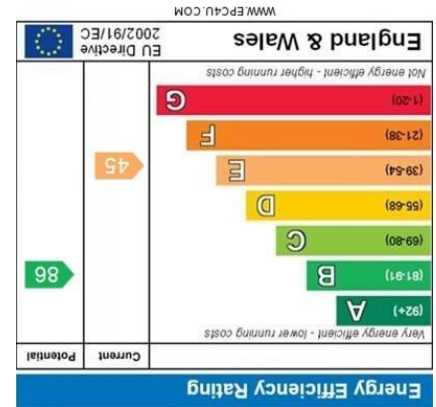


LEGAL READY

"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 Conveyor.



Tamworth | 01827 68444 (option 1)



- IDEAL FIRST TIME PURCHASE OR FAMILY HOME
- THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- UTILITY ROOM AND W.C
- KITCHEN DINER
- TWO RECEPTION ROOMS

Main Road, Wigginton, Tamworth, B79 9DU

£285,000

Property Description

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

A delightful character cottage situated in the popular village of Wigginton. Representing an excellent first time purchase or family home, this versatile village property is perfectly placed for village life however being situated within close proximity of Tamworth train station and town centre.

The cottage benefits from having three double bedrooms, driveway and garage and a brick built outbuilding, perfect for a home office or hobbies room!

ENTRANCE / DINING HALL 12' 0" x 11' 8" (3.66m x 3.56m) Entrance is gained via a timber door leading to entrance / dining hall, with stairs rising to first floor, sealed unit double glazed window to front, and lead light window to side, feature double, glazed doors, leading to lounge and further door leading to kitchen diner.

LOUNGE 13' 0" x 11' 7" (3.96m x 3.53m) Sealed unit double glazed door window to front aspect, lovely feature red brick chimney breast with cast iron solid fuel burner inset, wall mounted double radiator, exposed ceiling beams.

KITCHEN DINER 12' 0" x 10' 0" (3.66m x 3.05m) Sealed unit double glazed lead light window to side and rear aspect. A comprehensive range of wall and base units with wooden work tops over, ceramic one and a half bowl sink unit and drainer with mixer taps over, space for range style oven with extractor over, tiled flooring, wall mounted double radiator, door leading to

UTILITY ROOM 8' 6" x 6' 10" (2.59m x 2.08m) with upvc double glazed window to the rear, stable door to the rear, space and plumbing for washing machine and tumble dryer, space for fridge freezer, tiled flooring, recessed spot lights to ceiling, wall mounted Worcester boiler, door to

GUEST W.C A low level flush w.c and wash hand basin set in vanity unit. Fully tiled walls and flooring.

LANDING with doors off to all bedrooms and bathroom. upvc double glazed window to rear aspect, built in storage cupboard.

BEDROOM 1 13' 0" x 11' 6" (3.96m x 3.51m) Sealed unit double glazed window to front aspect, wall mounted double radiator, laminate flooring.

BEDROOM 2 11' 10" x 8' 7" (3.61m x 2.62m) Sealed unit double glazed window to front aspect, built in storage cupboard, single wall mounted radiator.

BEDROOM 3 11' 10" x 10' 0" (3.61m x 3.05m) UPVC double glazed window to the rear, Wall mounted double radiator,

GARAGE There is a detached garage set back to the rear of the property, accessed from a timber gate, via off road parking. There is a **BRICK OUTBUILDING** attached to the side of the garage, ideal for a home office with power connected.

GARDEN There is a side lawned garden area enclosed by mature borders, there is a pedestrian footpath leading from the garden to the rear of the property giving access to the utility room. The neighbour also has a pedestrian right of access.

Council Tax Band D - Lichfield

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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