

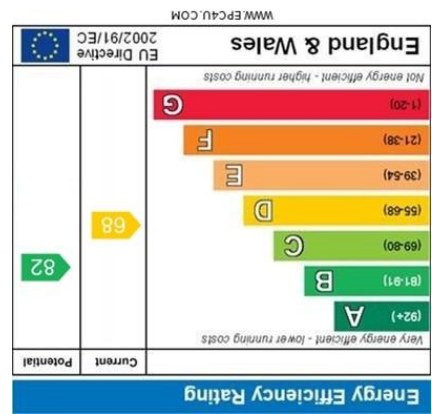
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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24 Browns Lane
Total area: approx. 2262.0 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 Conveyer.



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



- FOUR DOUBLE BEDROOMS
- TWO ENSUITES
- GUEST WC
- FAMILY BATHROOM
- KITCHEN DINER
- SPACIOUS LOUNGE

24 Browns Lane, Tamworth, B79 8TE

£475,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Browns Lane is a four bedroom detached family home, set in a prime location North side of Town with an extensive block paved driveway.

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

ENCLOSED PORCH With tiled flooring and further door into:-

HALLWAY 8' 9" x 6' 3" (2.67m x 1.91m) With stairs leading to the first floor, double glazed window to front, central heating radiator and storage cupboard.

GUEST WC Having wash hand basin with vanity, double glazed window to side and WC.

LOUNGE 10' 9" x 17' 9" (3.28m x 5.41m) Is open into dining area, with gas feature fireplace wood flooring and central heating radiator.

DINING ROOM 8' 11" x 20' (2.72m x 6.1m) With velux windows, two double French doors leading out to the garden, double glazed windows to the sides, central heating radiators and tile flooring with under floor heating.

FAMILY ROOM 9' 9" x 10' 10" (2.97m x 3.3m) With wooden flooring and central heating radiator.

L-SHAPED KITCHEN/DINER 11' 8" x 17' 5" min 19' 11" max(3.56m x 5.31m min 6.07m max) With double glazed windows to side, double glazed door leading to garden, a range of wall and base units with work surfaces, plumbing for washing machine and space for tumble dryer, American style fridge/freezer, under counter freezer, two sinks with mixer taps, tiled flooring with under flooring heating, spotlighting, Rangemaster Professional Plus electric range cooker, integrated dishwasher, under stairs cupboard and door leading to:-

STUDY 7' 8" x 7' (2.34m x 2.13m) With tiled floor central heating radiator, double glazed window to side and door leading to:-

GARAGE WITH WORKSHOP With up and over door, power, light and door leading to driveway. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having storage cupboard, loft access, doors to all bedrooms and bathroom.

BEDROOM ONE 17' 10" x 11' 9" (5.44m x 3.58m) With two double glazed windows to rear, wood flooring, central heating radiator and fitted wardrobe.

ENSUITE With low level WC, pedestal wash hand basin, double walk in shower with glazed screen and ceramic tiling, mixer shower, heated stainless steel towel rail, spotlighting and double glazed window to side.



BEDROOM TWO 9' 5" x 9' 7" (2.87m x 2.92m) With double glazed window to front, wood flooring, central heating radiator and fitted wardrobe.

DRESSING ROOM 7' 2" x 6' 11" (2.18m x 2.11m) With fitted furniture, wood flooring, velux window and central heating radiator.

ENSUITE With wash hand basin and vanity unit, low level WC, double glazed windows to side, spotlighting, double walk-in shower with ceramic tiling and heated stainless steel towel rail

BEDROOM THREE 14' 10" x 9' 8" (4.52m x 2.95m) With double glazed window to rear, wood flooring, central heating radiator and fitted wardrobe.

BEDROOM FOUR 14' 3" x 9' 4" (4.34m x 2.84m) With double glazed window to front, wood flooring, central heating radiator and fitted wardrobe.

FAMILY BATHROOM With panel bath with mixer shower over, wash hand basin, low level WC, vinyl flooring, vanity and storage cupboards, tiled walls, spotlighting and heated stainless steel towel rail.



REAR GARDEN Having paved patio, gated side access and lawned area with garden shed to the rear.

Council Tax Band E 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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