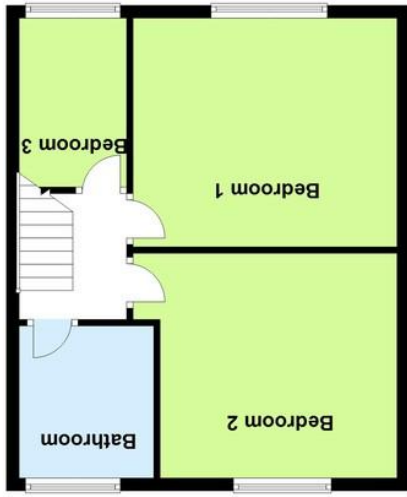
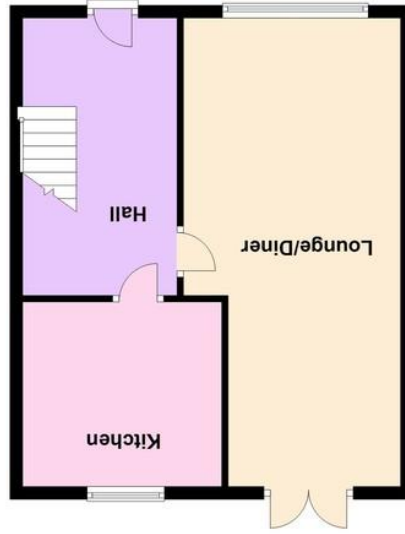


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

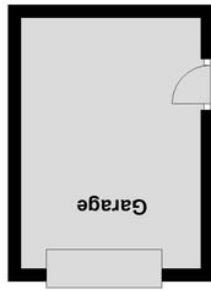
Total area: approx. 1049.5 sq. feet



First Floor
 Approx. 460.6 sq. feet



Ground Floor
 Approx. 588.9 sq. feet



Garage

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)



- THREE BEDROOMS
- BATHROOM
- HALLWAY
- STUNNING KITCHEN
- LOUNGE DINER
- LOW MAINTENANCE GARDEN



Shirley Walk, Coton Green, Tamworth, B79 8LD

£235,000



Property Description

A tastefully modernised and extremely well presented three bedroom semi detached property, with the added benefits of solar panels giving exceptional reductions in monthly bills. This is a property to move straight into. To the ground floor entrance hallway, lounge/diner and kitchen. To the first floor there are three good sized bedrooms and bathroom. To the rear of the property is an enclosed garden with paved patio and lawn, and a detached garage.

The accommodation in full comprises:

ENTRANCE HALLWAY With wood effect laminate flooring, ceiling light, power points and double glazed entrance door.

LOUNGE DINER 24' 10" x 11' 10" (7.57m x 3.61m) Being carpeted, UPVC double glazed bow window to front, UPVC double glazed double doors to rear, ceiling lights, power points, wall air vents

KITCHEN 8' 6" x 9' 10" (2.59m x 3m) Luxury vinyl wood effect laminate flooring, UPVC double glazed door to side, UPVC double glazed window to rear, tiled walls, tiled splash backs, ceiling light, composite sink and drainer.

FIRST FLOOR

BEDROOM ONE 11' x 11' 5" (3.35m x 3.48m) With built-in cupboard, UPVC double glazed window to the front, ceiling light and power points, warm air vent.

BEDROOM TWO 10' 2" x 11' 6" (3.1m x 3.51m) Being carpeted, UPVC double glazed window to rear, ceiling light, power points, warm air vent.

BEDROOM THREE 8' x 7' (2.44m x 2.13m) Being carpeted, ceiling light, power points, electric radiator and UPVC double glazed window to front.

FAMILY BATHROOM 8' 3" x 5' 7" (2.51m x 1.7m) With tile effect laminate flooring, UPVC double glazed window to rear, low level wc, sink, bath with electric shower over, tiled walls, down-lighters, UPVC double glazed window to side and heated towel rail.

OUTSIDE To the rear there is an enclosed garden with paved patio area, detached garage and lawn.

To the roof of the property is solar panels on a contract with A Shade Greener for 25 years, we believe there is 10 years left on the contract.

Council Tax Band B - Tamworth Borough Council

Predicated mobile phone coverage and broadband services at the property:

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

Broadband coverage:-
 Broadband Type = Standard. Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.
 Broadband Type = Superfast. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, Openreach

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