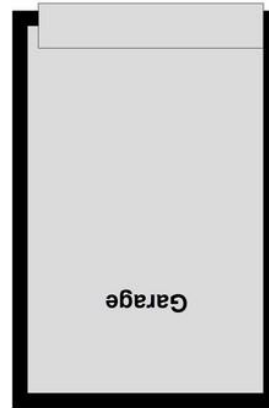
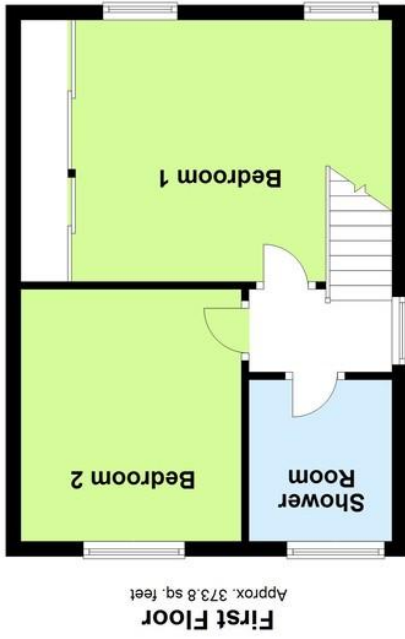
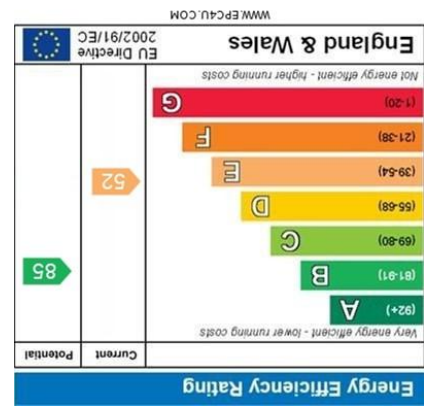


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1079.8 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)



- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND FURTHER
- LARGE DRIVEWAY
- EXTENDED KITCHEN
- GUEST WC
- SPACIOUS LOUNGE

Bailey Avenue, Hockley, Tamworth, B77 5ND

Offers Over £210,000



Property Description

Bailey Avenue is a well presented two bedroom semi-detached property with driveway, garage, rear garden, lounge, dining area, kitchen, rear porch, guest WC, refitted shower room and two excellent size bedrooms.

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

HALLWAY With stairs to the first floor and door into:-

LOUNGE 12' 8" x 12' 7" (3.86m x 3.84m) With double glazed bay window to front, central heating radiator, gas feature fireplace and opening into:-

DINING ROOM 11' 7" max x 16' (3.53m x 4.88m) With double glazed windows to side, central heating radiator, under stairs storage cupboard and opening into:-

KITCHEN 9' 2" x 10' 10" (2.79m x 3.3m) With wall and base units, work surfaces, integrated hob, oven, sink with mixer tap, plumbing for washing machine, double glazed window to rear and double glazed door leading to:-

REAR PORCH Having door to:-

GUEST WC With low level WC, tiled walls and double glazed window to side.

FIRST FLOOR LANDING Having double glazed window to side and central heating radiator.

BEDROOM ONE 10' 10" x 10' 4" (3.3m x 3.15m) Having two double glazed windows to front, fitted wardrobes with sliding doors and central heating radiator.

BEDROOM TWO 13' 4" x 9' 3" (4.06m x 2.82m) Having double glazed window to rear and central heating radiator.

SHOWER ROOM 10' x 6' 5" (3.05m x 1.96m) Having double walk in shower, tiled walls, central heating radiator, low level WC, wash hand basin with vanity, storage cupboard and double glazed window to rear.



OUTSIDE

REAR GARDEN There is double gates to the side which leads to an extended driveway, low maintenance rear garden with plants and gravelled borders.

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

Council Tax Band B Tamworth Borough Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 50Mbps.

Networks in your area - Openreach, 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

