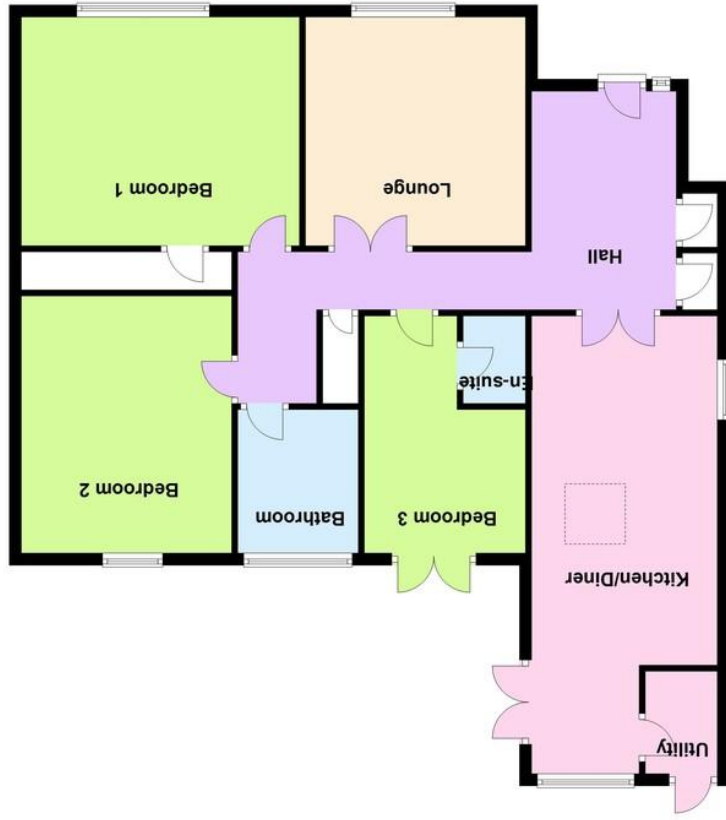


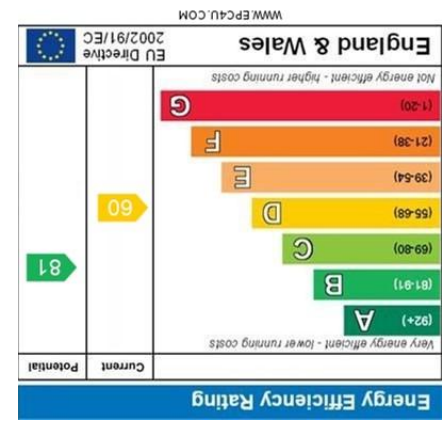
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1329.2 sq. feet



Ground Floor
 Approx. 1329.2 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)



- OPEN ASPECT TO FRONT
- RECENTLY RENOVATED
- THREE BEDROOMS
- EN SUITE
- REFITTED KITCHEN DINER
- SPACIOUS LOUNGE WITH OPEN FIRE

Moor Lane, Bolehall, Tamworth, B77 3LJ

Offers In Excess Of
 £340,000



Property Description

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

A recently refurbished three bedroom semi detached bungalow, set in the lovely location of Moor Lane, Bolehall, overlooking the Bolehall Nature Reserve, with easy access into the town centre.

Approach the property via the block paved driveway and door into:-

HALLWAY 11' 11" x 6' (3.63m x 1.83m) With central heating radiator, wooden flooring, two storage cupboards with oak effect doors and double doors into:-

KITCHEN/DINER Having been recently refitted with roof lantern, double glazed window to side and double glazed window to rear, a range of modern wall and base units, integrated gas hob, integrated fridge/freezer and dishwasher, breakfast bar area, Belfast sink with mixer tap spotlighting, ceramic tiling to the floor, integrated microwave and bi-fold doors leading to the garden, door leading to utility.

UTILITY 4' 3" x 7' 8" (1.3m x 2.34m) Having plumbing for washing machine, double glazed door leading to the side.

BEDROOM THREE 10' 7" x 8' 6" (3.23m x 2.59m) Double doors leading onto the garden, wood flooring, electric radiator.

EN SUITE With low level wc, spotlighting, corner shower cubicle with glazed screen and tiled walls, wash hand basin, mixer shower.

LOUNGE 13' 7" x 12' 1" (4.14m x 3.68m) With wooden flooring, double glazed window to front with feature shutters, open feature fireplace, central heating radiator.

BEDROOM ONE 12' 5" x 12' 1" (3.78m x 3.68m) With double glazed window to front, central heating radiator, wooden flooring, walk-in wardrobe.

BEDROOM TWO 8' 8" x 11' 10" (2.64m x 3.61m) With loft access, double glazed window to rear and central heating radiator.

BATHROOM Having separate shower cubicle with glazed screen, tiled walls and mixer shower, low level wc, free-standing bath, double glazed window to rear, tiled flooring and heated towel rail.



GARAGE Behind the property and having 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

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 48 Mbps. Highest available upload speed 8 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

