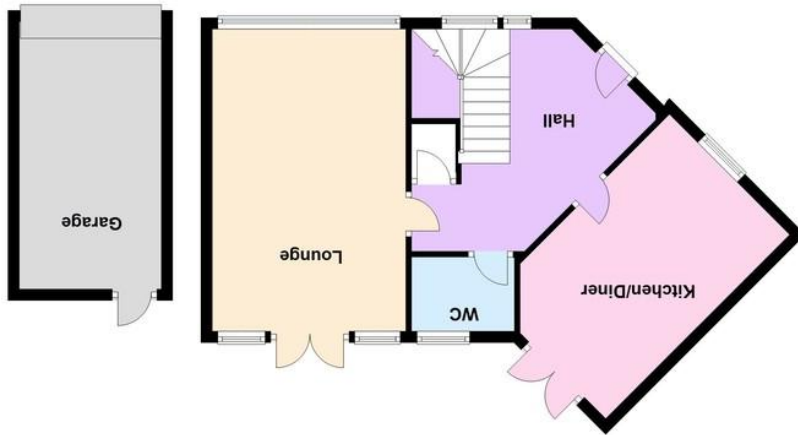


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1197.3 sq. feet

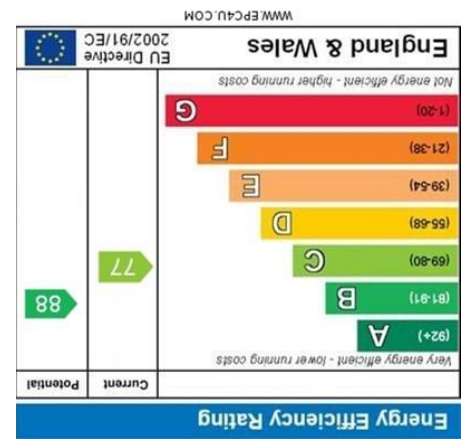


First Floor  
 Approx. 554.4 sq. feet



Ground Floor  
 Approx. 662.9 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)



- BEAUTIFULLY PRESENTED
- THREE BEDROOM DETACHED
- HALL
- NEWLY FITTED KITCHEN DINER
- SPACIOUS LOUNGE
- GUEST WC

Basin Lane, Glascote, Tamworth, B77 2AH

£290,000



## Property Description

A modern three bedroom detached, beautifully presented with newly fitted kitchen and bathroom. Viewing is essential.

Approach the property via path which has lawned fore-garden, driveway and garage.

**HALLWAY** Having luxury vinyl flooring, double glazed window to front, stairs leading to the first floor and cloaks cupboard.

**KITCHEN DINER** Being recently refitted with breakfast bar area, space for fridge/freezer, a range of modern wall and base units with under cupboard lighting, double glazed window to front, granite work surfaces and glass splash backs, two self cleaning ovens, one of which is a microwave, electric hob with extractor over, tile effect flooring and double doors leading to the garden.

**GUEST WC** With low level wc, wash hand basin, central heating radiator, double glazed window to side.

**SPACIOUS LOUNGE** 17' 7" x 11' 1" (5.36m x 3.38m) With double glazed window to front, double doors leading to the garden and central heating radiator.

**FIRST FLOOR LANDING** Having double glazed window to front and doors off to:-

**BEDROOM THREE** 15' 3" x 8' 2" (4.65m x 2.49m) With double glazed window to front, central heating radiator.

**BEDROOM TWO** 6' 9" x 9' 11" (2.06m x 3.02m) With double glazed window to rear, central heating radiator.

**LUXURY BATHROOM** Having panelled bath with mixer shower over, wash hand basin with vanity, low level wc, stainless steel towel rail.

**BEDROOM ONE** 8' 5" x 13' 11" (2.57m x 4.24m) With double glazed window to front, central heating radiator, fitted wardrobe.

**EN SUITE** With low level wc, walk-in shower with glazed screen, pedestal wash hand basin, stainless steel towel rail and tiled walls.

**GARAGE** To the side is a detached single garage which has light, power and internet, up and over door.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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

Council Tax Band C - Tamworth

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 12 Mbps. Highest available upload speed 1 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

