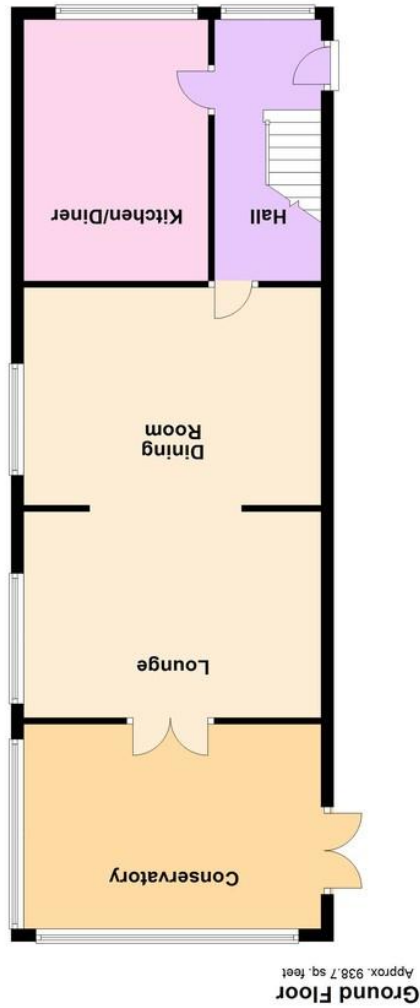
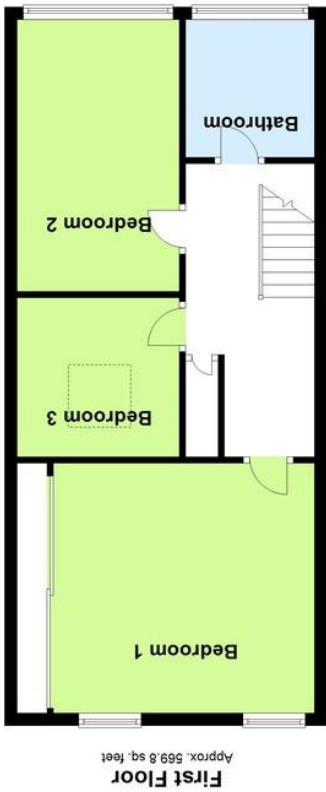
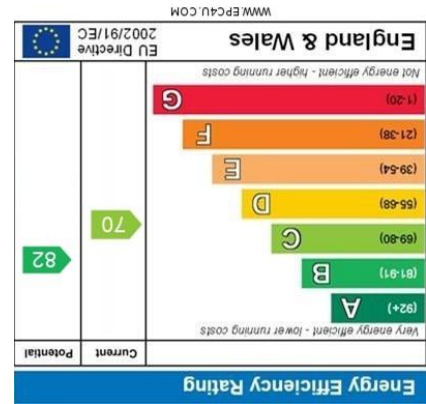


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1508.5 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)



- WELL PRESENTED
- THREE DOUBLEBEDROOMS
- DRIVEWAY
- GARAGE
- KITCHEN DINER
- DINING ROOM



Blenheim Close, Glascoate, Tamworth, B77 2BL | Asking Price Of £270,000





## Property Description

A well presented, spacious three bedroom detached family home with generous driveway and side garage and car port. Being pleasantly extended to the rear, the property now offers lounge, separate dining room and conservatory to the ground floor with three bedrooms and bathroom to the first floor. Situated in a pleasant cul-de-sac and located close to local shops and facilities, it is an ideal family home or first time purchase.

Approach the property via the driveway with lawned fore-garden and front door into:-

**HALLWAY** 14' 6" x 5' 6" (4.42m x 1.68m) Having laminate flooring, central heating radiator, stairs leading to the first floor.

**BREAKFAST KITCHEN** 9' 6" x 13' 8" (2.9m x 4.17m) With wall and base units and work surfaces, cooker with hob and oven, laminate flooring, plumbing for washing machine sink with mixer tap.

**DINING ROOM** 15' 2" x 11' 2" (4.62m x 3.4m) With central heating radiator, open to the lounge,

**LOUNGE** 10' 2" x 15' 6" (3.1m x 4.72m) Having log burner, central heating radiator, double doors leading to the conservatory.

**CONSERVATORY** 10' x 11' 7" (3.05m x 3.53m) With wood effect flooring, double glazed and half brick built, with double doors leading to the garden,

**GARDEN** With paved patio and lawned area, shrub and plant borders and door leading into the garage.

**FIRST FLOOR LANDING** Having airing cupboard with double glazed window to side.

**BATHROOM** Panelled bath, shower over, tiled walls, wash hand basin, heated towel rail, double glazed window to side and spotlighting.

**BEDROOM TWO** 12' 8" x 8' 6" (3.86m x 2.59m) With double glazed window to front and central heating radiator.

**BEDROOM THREE** 8' 8" x 12' 6" (2.64m x 3.81m) With Velux window to ceiling, central heating radiator.



**BEDROOM ONE** 15' 4" x 10' 1" (4.67m x 3.07m) With two double glazed windows to rear, central heating radiator and fitted wardrobes.

Council Tax Band C - 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 15 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 - 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**

