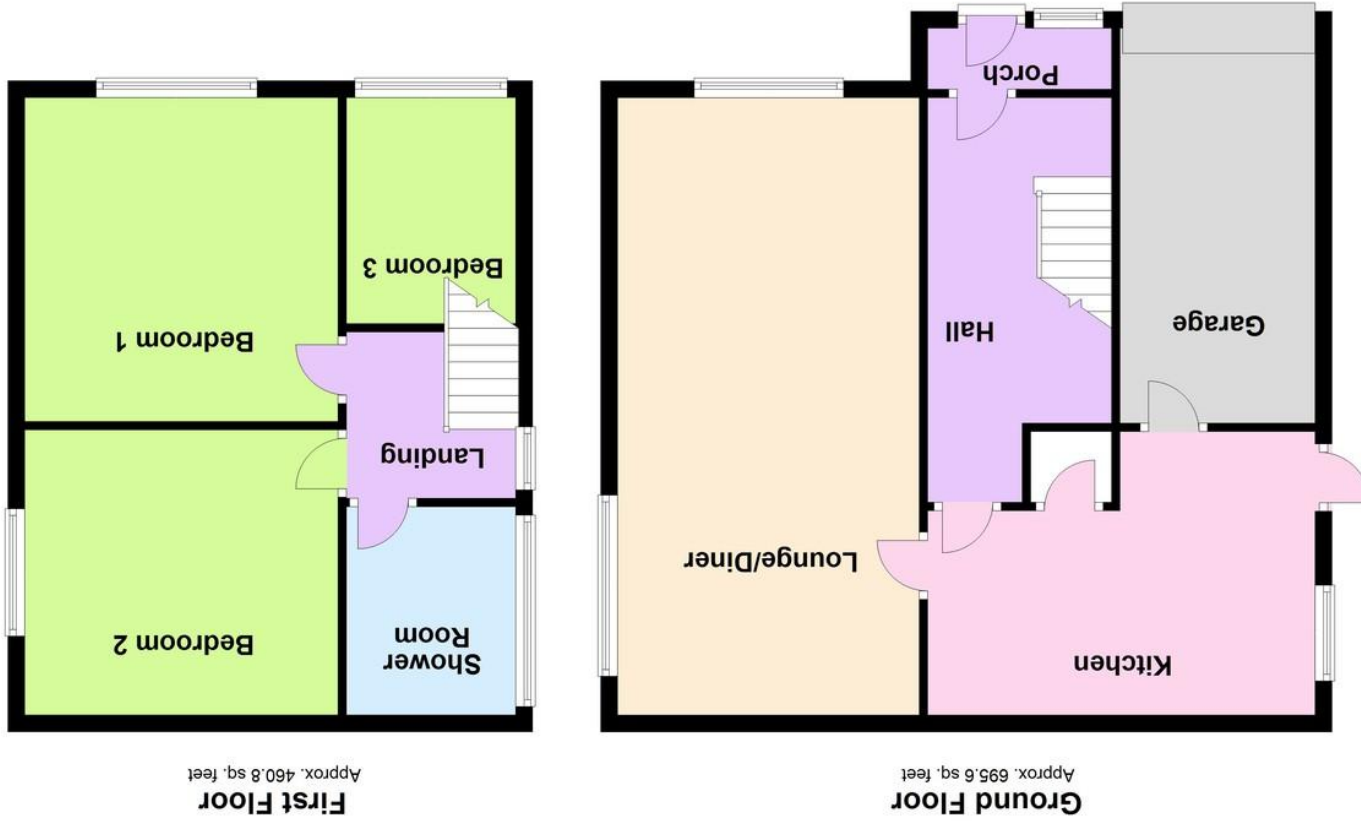


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 1156.4 sq. feet



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)



- POPULAR NORTH SIDE LOCATION
- SPACIOUS SEMI DETACHED
- DRIVEWAY
- GARAGE
- LOUNGE DINER
- BREAKFAST KITCHEN



St. Margarets Road, Tamworth, B79 8HJ

Asking Price Of £275,000



Property Description

Pleasantly presented three bedroom semi detached with front and rear gardens, driveway and garage.

Approach via the driveway which is block paved, fore-garden with lawn and shrub borders, double glazed door into:-

PORCH Further door into:-

HALLWAY Having stairs to the first floor, door leading into:-

LOUNGE DINER 10' 8" x 24' 9" (3.25m x 7.54m) Double glazed window to front, central heating radiator, feature fireplace and double glazed window to side.

BREAKFAST KITCHEN 16' 6" x 11' 3" max 7' 9" min (5.03m x 3.43m) Having double glazed window to side and door leading to the garden, door leading to the garage, pantry storage cupboard under the stairs, wall and base units with work surfaces, sink with taps, gas hob, double oven, tiled splash backs, space for fridge plumbing for washing machine and tumble dryer.

GARAGE 7' 6" x 15' 6" (2.29m x 4.72m) With power and lighting, up and over door.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having double glazed window to side.

BEDROOM ONE 12' 5" x 8' 9" (3.78m x 2.67m) With fitted wardrobe and central heating radiator.

BEDROOM TWO 11' 4" x 10' 11" (3.45m x 3.33m) Double glazed window to front and central heating radiator.

BEDROOM THREE 5' 11" x 7' 8" (1.8m x 2.34m) Central heating radiator, double glazed window to front.

BATHROOM 5' 8" x 7' 11" (1.73m x 2.41m) With double glazed window to side, central heating radiator, walk-in shower with glazed screen, mixer shower, tiled walls, pedestal wash hand basin, low level wc and storage cupboard.

REAR GARDEN Having side gated access, patio area and lawned area, shrub and plant borders.



Council Tax Band B - 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 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 10 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.

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444