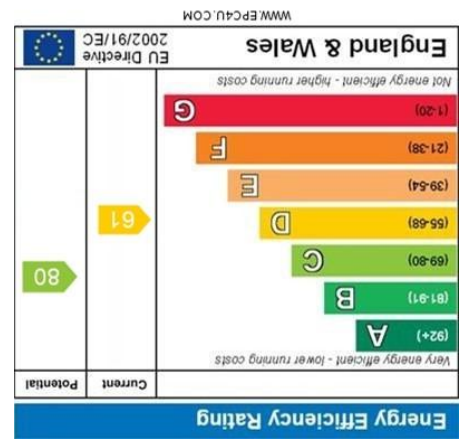


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 Total area: approx. 1129.7 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 if 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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

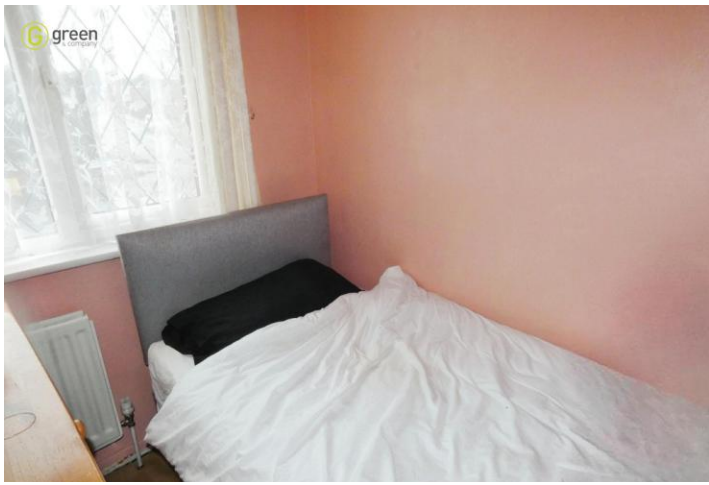
Signed .....Date .....



- CORNER PLOT
- CLOSE TO NATURE RESERVE
- IN NEED OF SOME MODERNISATION
- DRIVEWAY
- GARAGE
- HALLWAY

70 Leedham Avenue, Bolehall, Tamworth, B77 3LZ | Asking Price Of £230,000





## Property Description

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

This absolute gem of a home sits proudly on the corner of Leedham Avenue and Marlow Road, comprising of a LOUNGE DINER and SPACIOUS KITCHEN along with a GARAGE, THREE BEDROOMS and FAMILY BATHROOM.

This family home has a block paved driveway and front garden leading to the garage and entrance hall. Inside there are stairs off to the first floor and doors on to the lounge / diner and spacious kitchen. Upstairs, the three bedrooms are joined by the family bathroom. There is a private rear garden with access to the garage. The area is well served by shops, schools and regular buses and a nature reserve ideal for walking is also very close by.

Approach via front garden with a tarmac drive leading to a garage.

ENTRANCE PORCH UPVC door to front aspect and double glazed windows to rear and side aspect.

ENTRANCE HALL Central heating radiator and under-stairs cupboard.

LOUNGE 10' 7" max x 14' 11" max (3.23m x 4.55m) Double glazed bow window to front aspect, feature fireplace and central heating radiator.

DINING ROOM 8' 8" x 8' 7" (2.64m x 2.62m) Double glazed window to side aspect, door leading to the kitchen, central heating radiator and open arch leading to the lounge.

KITCHEN 16' 8" max x 10' 7" max (5.08m x 3.23m) A range of wall and base units with work surfaces over, sink and drainer unit, gas hob and electric oven with extractor hood over, space and plumbing for a washing machine and central heating radiator.

FIRST FLOOR LANDING Double glazed window to side aspect and central heating radiator.

BEDROOM ONE 11' 2" x 10' 7" (3.4m x 3.23m) Double glazed window to front aspect and central heating radiator.

BEDROOM TWO 12' 4" x 8' 7" plus door recess (3.76m x 2.62m) Double glazed window to side aspect and central heating radiator.

BEDROOM THREE 7' 11" x 5' 9" (2.41m x 1.75m) Double glazed window to front aspect and central heating radiator.

BATHROOM Double glazed window to side aspect, corner bath, shower cubicle, hand wash basin, low flush WC and fully tiled.

GARDEN Tiered garden with lawn and mature shrubs and gated access to the front.

GARAGE 16' 3" x 8' 6" (4.95m x 2.59m) Up and over door, power, lighting and central heating boiler.  
(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

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 47 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