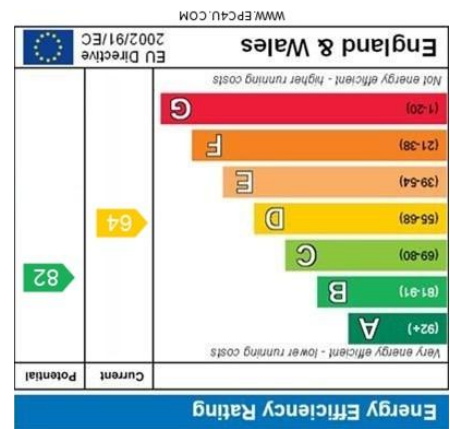


Total area: approx. 999.4 sq. feet
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- FOUR BEDROOM DETACHED
- CORNER PLOT WITH POTENTIAL TO EXTEND
- LARGE DRIVEWAY
- LOUNGE DINER
- FAMILY ROOM
- KITCHEN

Lowdham, Wilnecote, Tamworth, B77 4LX

Asking Price Of £340,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Situated in a desirable location, this charming detached property is now available for sale. Boasting a good condition throughout, this home offers comfortable living spaces and a convenient layout ideal for families.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for entertaining guests or relaxing with loved ones. The property features a well-maintained kitchen, perfect for preparing delicious meals.

This home comprises four generously sized bedrooms, offering plenty of space for personalization and relaxation. Additionally, there is a modern bathroom ensuring convenience for all residents.

Set on a corner plot, this property benefits from an abundance of natural light and a sense of privacy. The location is perfect for those seeking easy access to public transport links, nearby schools, local amenities, and picturesque walking routes.

Don't miss this opportunity to own a wonderful home in a sought-after area. Contact us today to arrange a viewing and make this property your new dream home.

HALLWAY With stairs to the first floor.

LOUNGE/DINER 11' 6" x 14' 1" (3.51m x 4.29m) With double glazed window to front, laminate flooring and electric feature fireplace, opening to:-

DINING AREA 8' 5" x 9' 1" (2.57m x 2.77m) With laminate flooring, double glazed window to rear and central heating radiator.

FAMILY ROOM 7' 7" x 11' (2.31m x 3.35m) With laminate flooring, central heating radiator and double glazed window to rear.

GUEST WC With low level WC, wash hand basin, tiled splash backs and central heating radiator.

KITCHEN 11' x 8' (3.35m x 2.44m) Having wall and base units, work surfaces, gas hob, electric oven, tiled splash backs, double glazed window to side, double glazed door leading to garden, sink with mixer tap, plumbing for washing machine and access to garage.

GARAGE 8' 2" x 17' 1" (2.49m x 5.21m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having doors off to:-

BEDROOM TWO 7' 10" x 13' 5" (2.39m x 4.09m) With double glazed window to front and central heating radiator.



BEDROOM FOUR 9' x 6' 11" (2.74m x 2.11m) Having double glazed window to rear and central heating radiator.

BEDROOM THREE 9' 2" x 9' (2.79m x 2.74m) With double glazed window to rear and central heating radiator.

BEDROOM ONE 9' 5" x 13' 10" (2.87m x 4.22m) With two double glazed windows to rear, double wardrobe, central heating radiator and laminate flooring.

BATHROOM Having corner bath, low level WC, wash hand basin and vanity, tiled walls and flooring, electric shower over bath and stainless steel towel rail.

REAR GARDEN Having decked patio area, lawn area, shrub and plant borders, to the side of the property is a large garden shed and also side access.

Council Tax Band D Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 2Mbps. Highest available upload speed 0.2Mbps.

Broadband Type = Superfast Highest available download speed 59Mbps.

Highest available upload speed 11Mbps..

Networks in your area - 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

