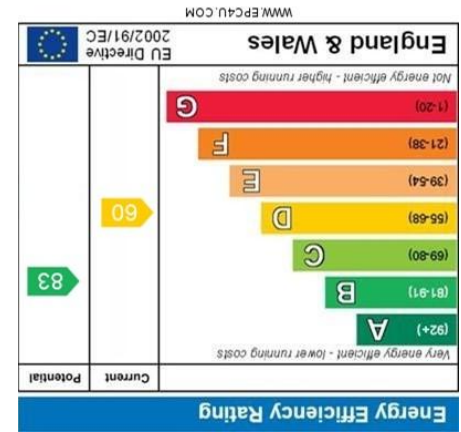


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
 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)



- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOBLE GLAZING
- DRIVEWAY AND PARKING

Thornby Avenue, Belgrave, Tamworth, B77 2LU

£220,000



Property Description

This extended cul de sac situated three bedroom semi detached house benefits from gas central heating and UPVC double glazing. The property is situated at the end of the cul de sac with driveway to the side and block paving to the front providing good off road parking facilities and the property has been extended to the front to incorporate a larger hall and fitted guest cloakroom. Well placed with regard to local schools, local shops and very well placed for commuting, the property has the advantage of no upward chain and in more detail comprises:-

RECEPTION HALL With double glazed front door and double glazed bow window, two radiators, storage cupboard and stairs leading off.

FITTED GUEST CLOAKROOM With double glazed window, low level wc and wash basin.

L-SHAPED LOUNGE/DINING AREA

LOUNGE 16' 6" x 10' 2" (5.03m x 3.1m) With double glazed double French doors to garden, radiator, feature fire surround.

DINING AREA 7' 6" x 6' 6" (2.29m x 1.98m) With radiator and double glazed window.

KITCHEN 15' x 6' (4.57m x 1.83m) With two double glazed side windows, stainless steel sink unit, base cupboards and base drawers units, space for appliances, gas hob and electric oven, Ideal wall mounted gas fired central heating boiler, work top with space under and radiator.

FIRST FLOOR LANDING With double glazed window.

BEDROOM ONE 13' 0" x 8' 5" (3.96m x 2.57m) With radiator and double glazed window to front.

BEDROOM TWO 9' x 8' 4" (2.74m x 2.54m) With radiator, double glazed window to rear.

BEDROOM THREE 9' x 8' max (2.74m x 2.44m) With radiator, double glazed window to rear.

BATHROOM Double glazed window, white suite comprising panelled bath with electric shower and tiled splash back, pedestal wash basin, low level wc.

OUTSIDE The house stands behind a block paved fore-court with off road parking together with driveway to the side. Subject to necessary permissions this lends itself for further extension.



To the rear is an enclosed garden of above average size with patio, raised area and lawn, fenced boundaries with double gates onto the side driveway.

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 Three

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 98 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.

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