

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

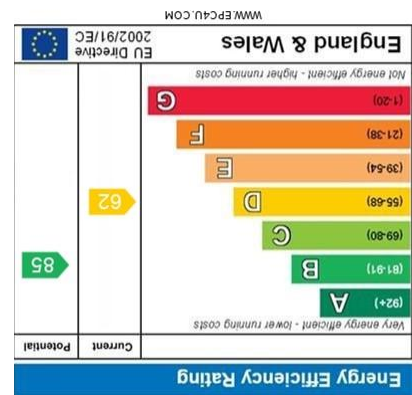
Total area: approx. 1235.5 sq. feet



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)



- CHARACTER PROPERTY
- THREE BEDROOMS
- LARGE REAR GARDEN
- TWO RECEPTION ROOMS
- KITCHEN DINER
- LUXURY BATHROOM

Amington Road, Tamworth, B77 3PZ

£240,000



## Property Description

Located in a desirable area with excellent public transport links, this immaculate terraced property is now available for sale. Boasting high ceilings and a fireplace, this home exudes character and charm.

This beautifully presented property features two spacious reception rooms, both adorned with fireplaces and elegant wood floors. Ideal for entertaining guests or enjoying cosy evenings with loved ones. The large rear garden offers a tranquil outdoor space perfect for relaxing or hosting gatherings.

The accommodation comprises of three bedrooms, each offering a comfortable living space. The first bedroom benefits from built-in wardrobes, providing ample storage solutions. The second bedroom is also a double, offering flexibility for various living arrangements. Additionally, a single bedroom provides versatility for a home office or nursery.

With one well-appointed bathroom and a stylish kitchen, this property offers modern conveniences within a characterful setting. Whether you are looking for a family home or a property with potential, this terraced house is sure to impress. Book a viewing today to experience the charm and warmth this home has to offer.

- Immaculate terraced property with character
- Two spacious reception rooms with fireplaces
- Large rear garden for relaxing gatherings
- Three bedrooms with ample storage
- Stylish kitchen and well-appointed bathroom
- Desirable area with excellent transport links

A charming terraced property with character features, spacious reception rooms, and a large garden, ideal for entertaining guests and enjoying cosy evenings with loved ones.



Steps leading up to the front door leading into:-

SPACIOUS HALLWAY With stairs leading to the first floor.

RECEPTION ROOM ONE 13' 10" x 12' 1" (4.22m x 3.68m) Double glazed box window to front, electric feature fireplace, central heating radiator, double doors leading to:-

RECEPTION ROOM TWO 12' 6" x 13' 2" (3.81m x 4.01m) Double glazed window to rear, wooden flooring, door leading into:-

KITCHEN/DINER 8' 11" x 13' 10" (2.72m x 4.22m) With under stairs storage cupboard, wall and base units, work surfaces, double oven, hob and extractor, space for fridge, sink and mixer taps, double glazed window to side.

FIRST FLOOR LANDING Double glazed window to side and doors off to:-



BEDROOM THREE 9' x 10' 7" (2.74m x 3.23m) Double glazed window to rear, central heating radiator.

BATHROOM 7' 7" x 6' (2.31m x 1.83m) Benefiting from having separate bath and shower, double glazed window to side, panelled bath with mixer taps, corner shower cubicle with glazed screen, tiled walls and flooring, spotlighting.

BEDROOM TWO 12' 6" x 10' 3" (3.81m x 3.12m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 12' 6" x 10' 9" (3.81m x 3.28m) Double glazed window to front, fitted wardrobes and central heating radiator.

BOX ROOM 3' 6" x 11' 2" (1.07m x 3.4m) Potential for stairs for loft conversion, double glazed window to front, central heating radiator.

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 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 - 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

