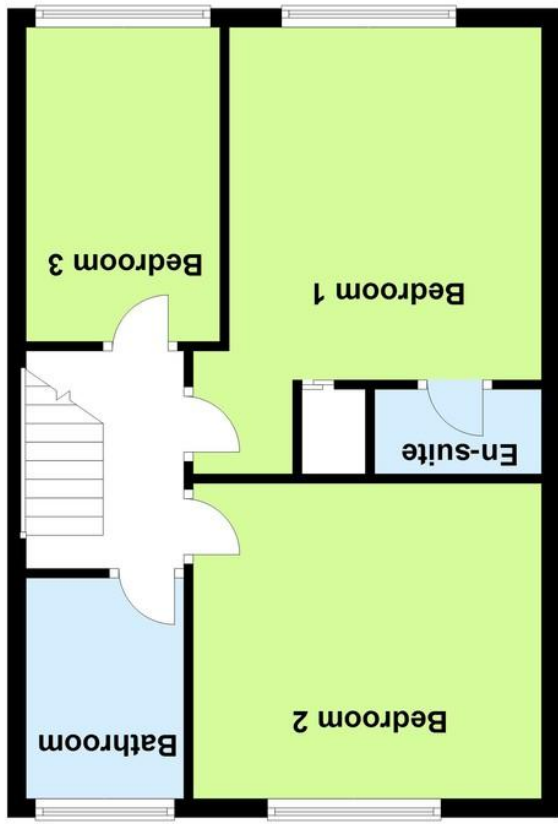
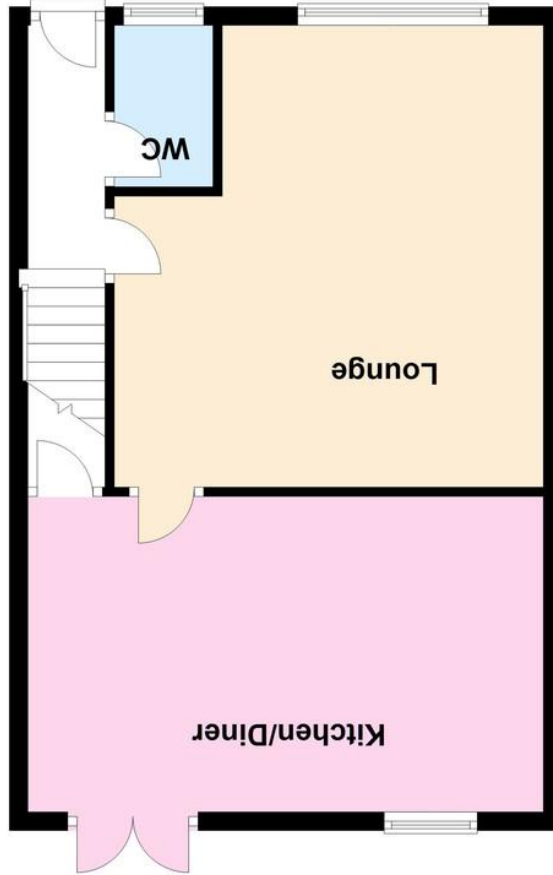


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
Total area: approx. 997.0 sq. feet

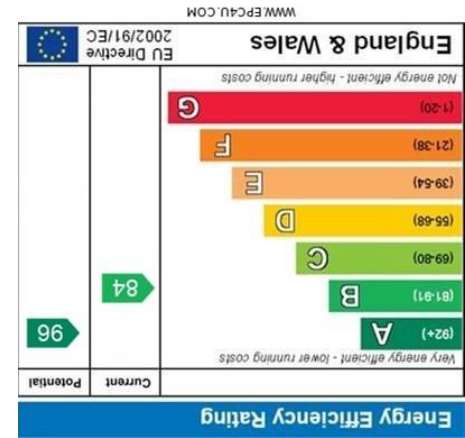


First Floor  
Approx. 493.7 sq. feet



Ground Floor  
Approx. 503.3 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)



- EN SUITE BATHROOM IN MASTER BEDROOM
- OPEN PLAN KITCHEN WITH NATURAL LIGHT
- PARKING AVAILALBE
- QUIET NEIGHBOURHOOD WITH GREEN SPACES
- CONVENIENT ACCESS TO PUBLIC TRANSPORT



Regency Close, Tamworth, B78 3EY

£280,000

## Property Description

Welcome to this charming semi-detached property, perfect for families and conveniently located for easy access to public transport links and local amenities. This neutrally decorated home boasts three lovely bedrooms, each with its own unique features.

The first bedroom is a comfortable double with the added luxury of an en-suite bathroom, providing privacy and convenience. The second bedroom also offers a cosy double space, ideal for children or guests. The third bedroom stands out for its spacious layout, offering flexibility for various needs.

The open-plan kitchen is a delightful space filled with natural light, creating a welcoming atmosphere for cooking and dining. The dining space provides a perfect setting for family meals or entertaining guests, making it the heart of the home.

Outside, you will find parking available, a valuable feature in this area. The property is situated in a quiet neighbourhood with green spaces, walking routes, and cycling routes nearby, offering a peaceful and active lifestyle.

Don't miss out on the opportunity to make this lovely property your new home sweet home!

This charming semi-detached property in a quiet neighbourhood is perfect for families, offering three lovely bedrooms, an open-plan kitchen, and convenient access to public transport and local amenities.

Two allocated parking spaces to the front.

HALLWAY With stairs and access to guest w.c.

GUEST WC Having low level WC, pedestal wash hand basin and double glazed window to front.

LOUNGE 16' 3" x 11' 10" (4.95m x 3.61m) Having double glazed windows to front, ceiling light, power point and radiator.

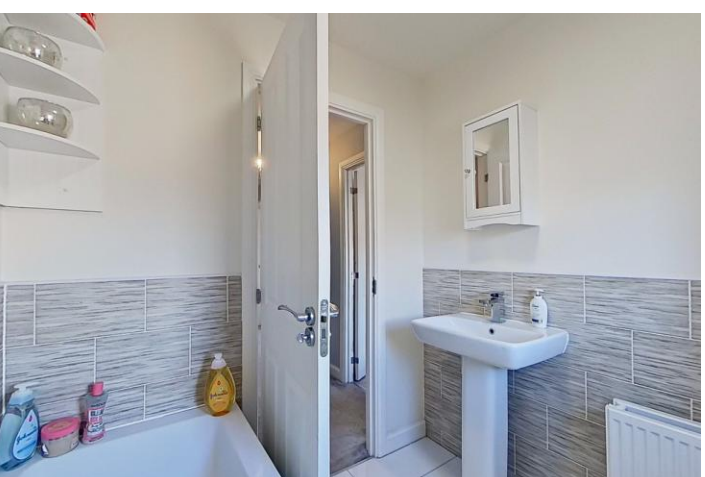
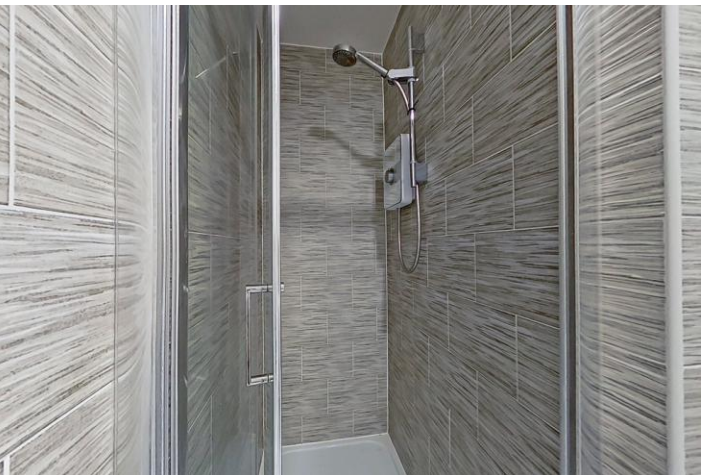
KITCHEN 10' 6" x 15' 1" (3.2m x 4.6m) Having double glazed windows to rear, tile effect vinyl flooring, wall and base units, built in oven and hob.

BEDROOM ONE 13' 9" x 8' 6" (4.19m x 2.59m) Having double glazed windows to front, carpet, ceiling light, power point and built in wardrobe.

FAMILY BATHROOM With panelled bath, tiled walls, double glazed window to rear, low level WC and wash hand basin.

EN-SUITE Having walk in shower, sink, WC, part tiled wall and tiled splash back

BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.59m) Having double glazed windows to rear, carpet, ceiling light, power point and radiator.



Council Tax Band C 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 8 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 44 Mbps. Highest available upload speed 8Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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