

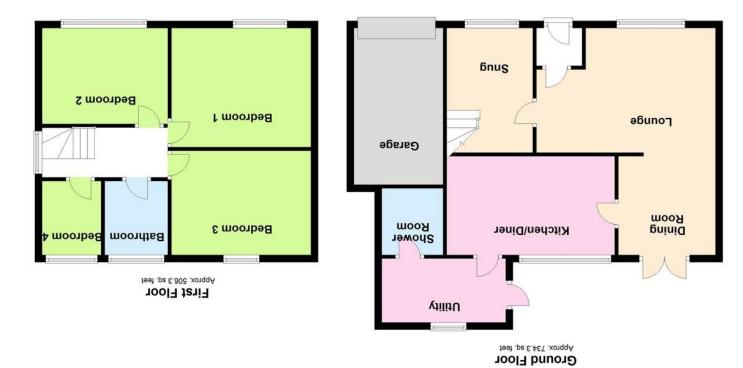
Tamworth | 01827 68444 (option 1)





lf 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 feel free to relay this to your Solicitor or License Conveyor. 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 note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations



Total area: approx. 1240.5 sq. feet

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS **TAMIXO999 NA SI SIHT : 3JADS OT TON**

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• A BUNDANCE OF NATURAL LIGHT THROUGHOUT

•AMPLE DINING SPACE IN THE **KITCHEN**

Coton Lane, Tamworth, B79 8NS

£475,000



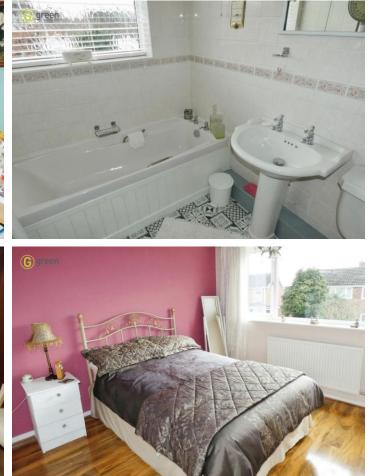












Property Description

*** DRAFT SALES DETAILS AWAITING VENDOR APPROVA L***

This delightful 4-bedroom detached property is now available for sale in a soughtafter bcation. The house is in good condition, making it an ideal choice for families looking for a new home.

As you step inside, you are greeted by three spacious reception rooms, each with its own unique features including fireplaces, wood floors, and access to a garden. The abundance of natural light throughout the property creates a warm and inviting atmosphere.

The kitchen boasts ample dining space and plenty of natural light, perfect for family meals and entertaining guests. The property also benefits from a beautiful view, adding to the charm of this wonderful home.

The four bedrooms offer comfortable accommodation, with three double bedrooms and one single bedroom providing plenty of space for the whole family.

Located close to public transport links, nearby schools, and cycling routes, this property offers convenience and easy access to amenities. Don't miss the opportunity to make this house your new home!

A charming 4-bedroom detached property with spacious reception rooms, ample natural light, and beautiful views, ideal for families seeking a new home in a soughtafter location with easy access to amenities.

A well presented four bedroom detached, approach via large driveway with lawned fore-garden, front door into:-

ENCLOSED PORCH Further door into:-

SPACIDUS LOUNGE 16' 7" x 16' 11" (5.05m x 5.16m) Having laminate flooring, double glazed window to front, central heating radiator and feature fireplace, open to the dining room.

DINING ROOM 8' 9" \times 10' 7" (2.67m \times 3.23m) With central heating radiator, double doors leading to the garden and laminate flooring.

KITCHEN/D INER 15' 10" \times 10' 1" (4.83m \times 3.07m) With double glazed window to rear, central heating radiator, wall and base units, work surfaces, integrated hob, oven and extractor, sink with mixer tap and tiled effect flooring.

UTILITY ROOM 5' 8" \times 9' 6" (1.73m \times 2.9m) With double glazed door to garden, work surfaces, base units, plumbing forwashing machine, central heating radiator.

 ${\tt DOWNSTAIRS SHOWER ROOM Having \ bw \ level \ wc, walk-in shower with glazed screen, tiled walls, mixer shower over, pedestal wash hand basin.}$

SNUG ROOM 17' 5'' x 7' 3'' (5.31m x 2.21m) Having wooden flooring, double glazed window to front, central heating radiator.

FIRST FLOOR LANDING Having double glazed window to side, storage cupboard, loft access.

BEDROOM FOUR $\,$ 7' 3" x 10' 1" (2.21m x 3.07m) With central heating radiator, double glazed window to rear.

BATHROOM Low level wc, storage cupboard, pedestal wash hand basin, tiled walls, panelled bath, central heating radiator.

BEDROOM THREE $\,12'\,7''\,x\,11'\,1''$ (3.84m x 3.38m) Double glazed window to rear, central heating radiator.

BEDROOM ONE 11' 3" x 10' 10" (3.43m x 3.3m) With double glazed window to front and central heating radiator.

BEDROOM TWO $\,$ 14' x 10' 8" (4.27m x 3.25m) With two double glazed windows to front, central heating radiator and laminate flooring.

REAR GARDEN Having paved patio area, lanwed area, side gated access.

GARAGE With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable fory our own vehicular requirements)

Council Tax Band E - 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 7 Mbps. Highest

available upbad speed 0.8 M bps. Broadband Type = Superfast Highest available dow nbad speed 80 Mbps. Highest available upbad speed 20 Mbps. Broadband Type = Ultrafast Highest available dow nbad speed 1000 M bps. Highest available upbad 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. Howeverwe 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 inworking 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 α rtificate direct to your email address please contact the sales branch marketing this property and they will email the EPC α rtificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY? CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444