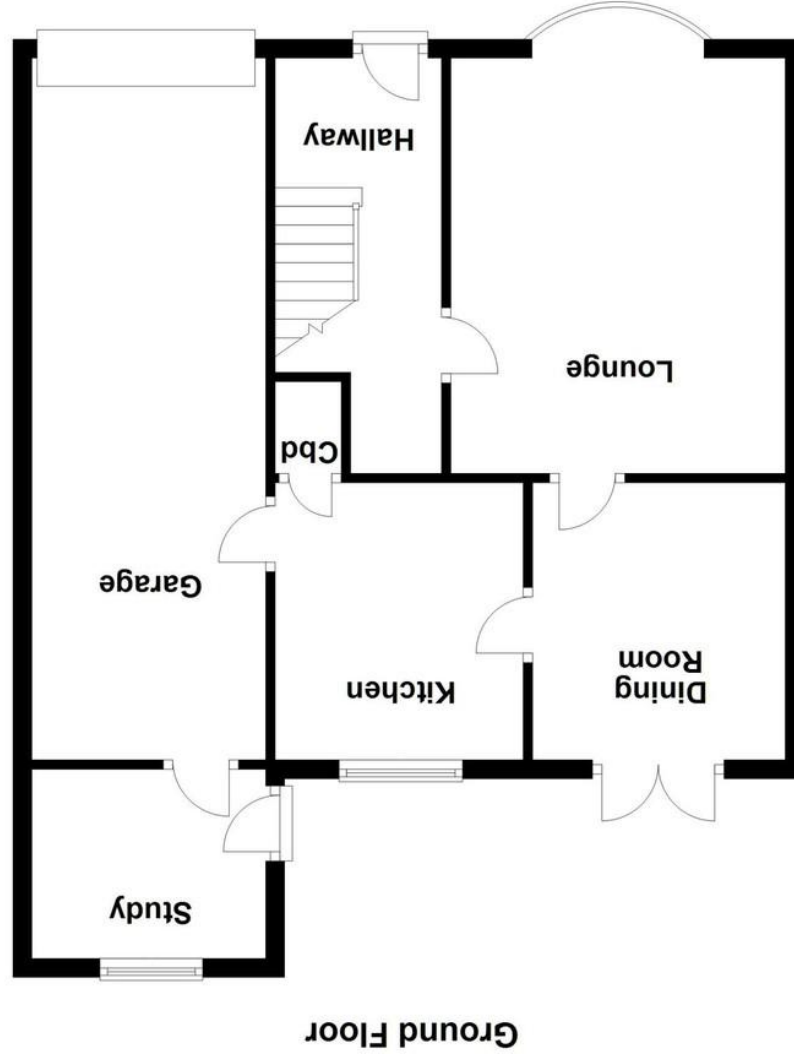
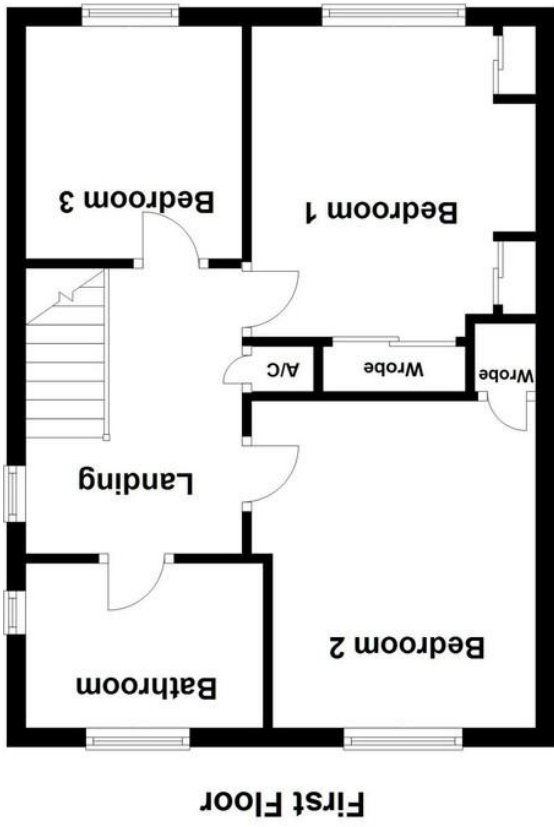
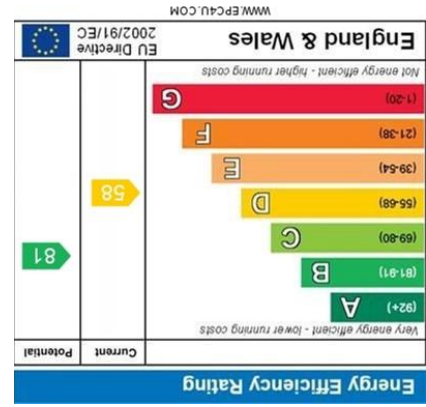


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- POPULAR PERRYCROFTS
- THREE BEDROOMS
- DRIVEWAY
- EXTENDED GARAGE
- HALLWAY
- SPACIOUS LOUNGE

Iris Close, Perrycrofts, Tamworth, B79 8TZ

£325,000



Property Description

Nestled on the outskirts of Tamworth, close to the countryside this stunning property offers a perfect blend of modern elegance and comfortable living. Situated in a peaceful cul-de-sac, 3 Iris Close presents an ideal haven for families, couples, or individuals seeking a contemporary home in a prime location.

Let's take a closer look at what this property has to offer:

Modern Design: Step into a spacious and airy interior designed to maximize comfort and style. With contemporary finishes and ample natural light throughout, every corner of this home exudes sophistication.

Generous Living Spaces: Enjoy the luxury of multiple living areas, perfect for relaxing, entertaining, or spending quality time with loved ones. Whether it's unwinding in the cozy lounge or hosting gatherings in the dining room with doors that open out to the garden, there's room for everyone to spread out and enjoy.

Modern Kitchen: The heart of the home awaits in the sleek, modern kitchen. Boasting modern appliances, and some ingenious storage solutions, this culinary haven is sure to inspire your inner chef.

Don't miss this opportunity to make 3 Iris Close your new home sweet home. Schedule a viewing today and experience the epitome of modern living in Tamworth!

For more information or to arrange a viewing, please contact us at 01827 68444 option 1. Don't wait - your dream home awaits!

Comfortable Bedrooms: Retreat to one of the spacious bedrooms, each offering peace and privacy for a restful night's sleep. The master features fitted wardrobes and a built-in wardrobe, providing additional storage.

Outdoor Oasis: Step outside to discover your own private oasis. The low-maintenance back garden is perfect for alfresco dining, gardening, or simply soaking up the sunshine.

Convenient Location: Situated in a sought-after neighbourhood, this property offers easy access to a range of amenities, including schools, shops, parks, and transport links. Everything you need is right at your fingertips.

The property is set back behind a practical fore garden with driveway providing ample off road parking and access to the side garage. To the entrance there is a UPVC door with obscure double glazed inset leading through to:

THROUGH HALLWAY Having laminate flooring, staircase off to the first floor landing, doors off to:

LOUNGE 14' 6" x 11' 8" (4.42m x 3.56m) Having UPVC double glazed bow window to the front aspect, door leading through to:

DINING ROOM 9' 8" x 8' 10" (2.95m x 2.69m) Having UPVC double glazed French doors to the rear garden, door off to:

RECENTLY NEW FITTED KITCHEN 9' 9" x 8' 8" (2.97m x 2.64m) Offering a good range of fitted drawer and base units with co-ordinating work surfaces over, sink unit with hot and cold mixer tap, built-in electric oven, four ring gas hob with splashback and extractor hood over, cover housing the warm-air central heating boiler, under-stairs storage cupboard/pantry, tiled flooring, UPVC double glazed window to the rear garden, door off to the side garage and office.

OFFICE 6' 11" x 6' 5" (2.11m x 1.96m) With access via the garage/utility area, and having laminate flooring, UPVC obscure double glazed door leading out to the rear garden UPVC window to the rear garden.

FIRST FLOOR LANDING With side UPVC double glazed window, loft access, airing cupboard housing the pre-lagged hot water tank, doors off to:

BEDROOM ONE 12' 9" x 9' 11" (3.89m x 3.02m) Offering an excellent range of fitted and built-in wardrobes, UPVC double glazed window to the front aspect.

BEDROOM TWO 10' 9" x 9' 6" (3.28m x 2.9m) Being a good sized double bedroom with built-in wardrobe, UPVC double glazed window to the rear aspect.

BEDROOM THREE 8' 8" x 7' 7" (2.64m x 2.31m) Being a good sized third bedroom with UPVC double glazed window to the front aspect.

FAMILY BATHROOM 7' 11" x 5' 9" (2.41m x 1.75m) Offering a white suite comprising of panelled bath, new fitted separate fully enclosed shower cubicle, pedestal wash basin with hot and cold mixer tap, dose coupled WC, UPVC obscure double glazed window to the rear aspect, UPVC double glazed window to the side aspect.



GARAGE 23' 4" x 8' 2" (7.11m x 2.49m) Being an extended garage with utility area, internal access to the kitchen and access to the aforementioned office. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Being a south facing rear garden with paved patio, neat lawn area, timber decked patio, pathway to a courtyard and enclosed boundaries

Council Tax Band D - 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 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 16 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

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

