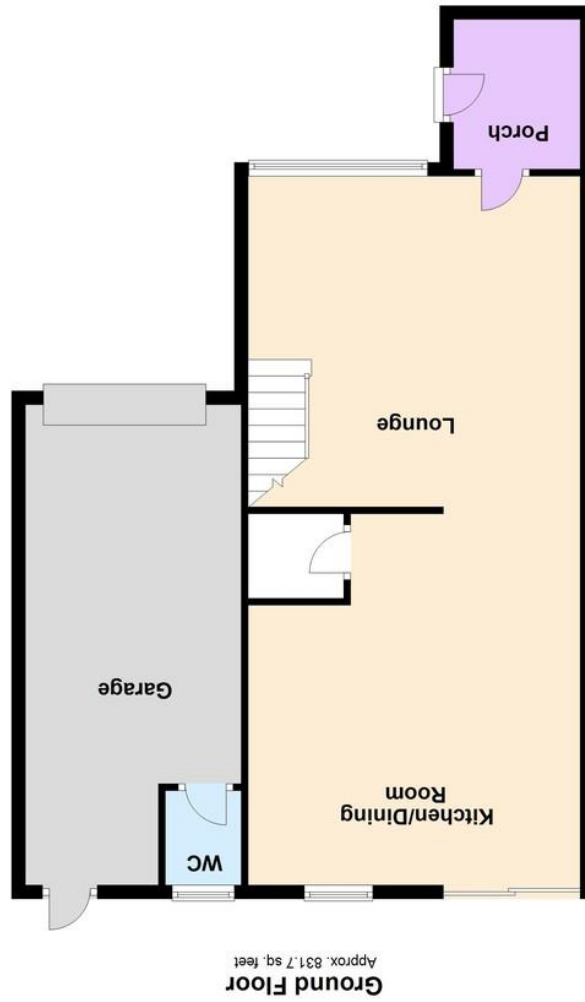
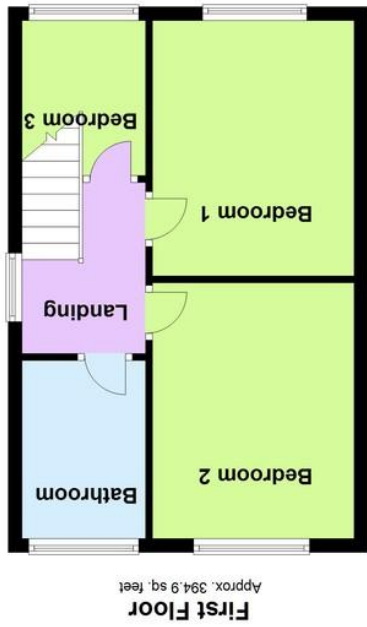
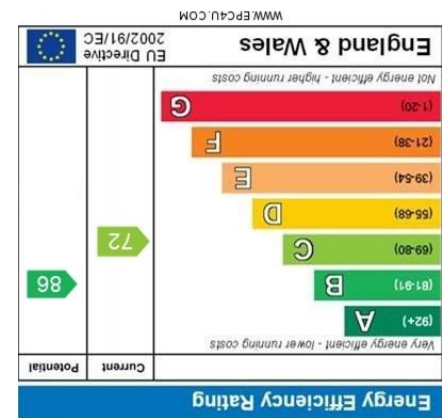


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1226.6 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)



- TWO GATES/DOSTHILL LOCATION
- OPENPLAN KITCHEN DINING FAMILY
- THREE GOODSIZE BEDROOMS
- DRIVEWAY
- GARAGE

Appian Close, Two Gates, Tamworth, B77 1JA

£250,000



## Property Description

Welcome to this immaculate semi-detached property, perfect for a new family looking for their dream home. Situated in a quiet area with excellent public transport links, nearby schools, and green spaces, this home offers the ideal balance of convenience and tranquillity.

Step inside to discover an open-plan layout that creates a light and airy atmosphere throughout the reception room, kitchen, and dining area. The property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office or guest room.

Outside, you'll find a garage and driveway providing ample parking space for your vehicles. Imagine enjoying a cup of tea in the peaceful surroundings of the nearby parks or taking a leisurely stroll along the walking routes close to your new home.

Approach the property via the double driveway with front door into:-

ENCLOSED PORCH Having door into:-

LOUNGE 15' 8" x 15' 10" (4.78m x 4.83m) With double glazed window to front, central heating radiator, stairs leading to the first floor and spotlighting.

FITTED KITCHEN/DINING ROOM 17' 10" x 15' 5" (5.44m x 4.7m) With a range of wall and base units and work surfaces, sink with mixer tap, hob, oven and extractor fan, space for fridge freezer, spotlighting to the ceiling, sliding doors to the garden, double glazed window to rear, large useful storage cupboard, tiled splash backs and plumbing for washing machine.

BATHROOM Having low level WC, pedestal wash hand basin, panel bath, double glazed window to rear with mixer shower over, stainless steel towel rail and spotlighting.

BEDROOM TWO 11' 10" x 9' 4" (3.61m x 2.84m) With double glazed window to rear and central heating radiator.

BEDROOM ONE 9' 3" x 11' 4" min 14' 6" max (2.82m x 3.45m min 4.42m max) With double glazed window to front and central heating radiator.

BEDROOM THREE 6' 3" x 7' 6" (1.91m x 2.29m) With double glazed window to front and central heating radiator.

LANDING Having window to side and airing cupboard housing boiler and loft access.



GARAGE 23' 3" x 7' 7" (7.09m x 2.31m) Having up and over door, power and lighting, WC and wash and basin. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear has a paved patio area, lawned area and shrub and plant borders.

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 19Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

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

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.

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

