

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

Total area: approx. 784.3 sq. feet



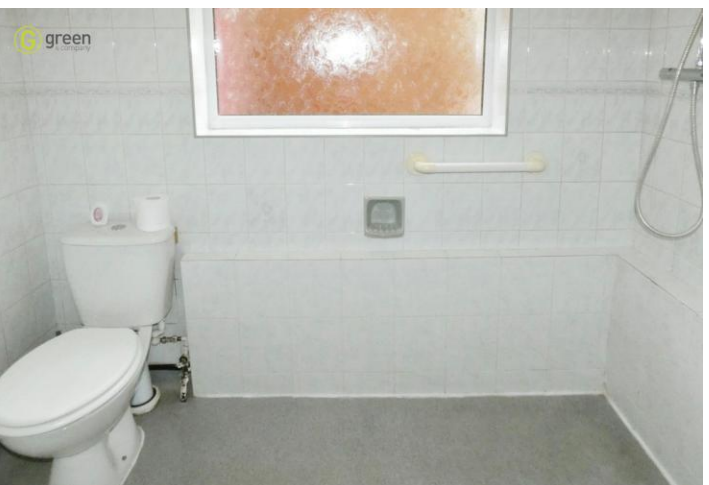
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
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 Please feel free to relay this to your Solicitor or License Conveyer.

Tamworth | 01827 68444 (option 1)



- POPULAR RIVERSIDE ESTATE
- PRIVATE POSITION
- LARGE FRONT GARDEN
- PRIVATE REAR GARDEN
- TWO BEDROOMS
- DETACHED BUNGALOW

Littlecote, Tamworth, B79 7UJ | Asking Price Of £275,000



## Property Description

Presenting for sale, a charming two-bedroom bungalow, situated in a peaceful and private position, within easy reach of public transport links, local amenities, and green spaces. The property is in good condition, ready to welcome new occupants without the need for immediate refurbishment.

The bungalow boasts two reception rooms, each uniquely designed to offer a warm and comfortable living space. Reception room one features a classic fireplace, creating a cosy atmosphere for relaxing evenings. Reception room two is bathed in natural light, offering a stunning garden view and direct access to the garden, perfect for entertaining guests or enjoying quiet moments of solitude.

The property comprises of a well-lit kitchen, ample space for culinary exploration, and an inviting wet room bathroom that combines style and functionality. The two bedrooms are a delight; the first is a double room that enjoys plenty of natural light, and the second is spacious, offering generous room for personalisation.

This bungalow is ideal for couples seeking a quiet retreat, with unique features that enhance the living experience. A driveway leads up to the property, passing through a beautifully landscaped fore garden that sets a tranquil tone upon arrival. Further enhancing the exterior is the inclusion of a garage and additional parking space.

The garden, accessible from the second reception room, provides a private outdoor space where one can relax and enjoy the serenity of the surroundings. The presence of a fireplace, garage, and parking facility combine to make this bungalow a uniquely charming property that promises a comfortable and peaceful living experience.

A charming two-bedroom bungalow in a peaceful location, with unique features such as a fireplace, garden view, and garage, offering a comfortable and relaxing living experience without the need for immediate refurbishment.

A well presented two bedroom detached bungalow, set in the prime location on the Riverside estate.

Approach the property via the block paved driveway, fore-garden is landscaped with shrub and plant borders, front door into:-

DOUBLE GLAZED PORCH Further door into:-

HALLWAY Storage cupboard, door leading to the kitchen.

KITCHEN Having a range of wall and base units, work surfaces, double glazed window to side, sink with mixer tap, oven and hob, space for dishwasher, plumbing for washing machine, double glazed door leading out to the side.

LOUNGE 9' 7" x 17' 1" (2.92m x 5.21m) Having double glazed window to the front, electric feature fireplace, double glazed window to side, central heating radiator.

INNER HALLWAY Having door to bedrooms one, two and wet room.

WET ROOM 4' 8" x 7' 6" (1.42m x 2.29m) Stainless steel towel rail, double glazed window to side, tiled walls, mixer shower, pedestal wash hand basin and low level wc.

BEDROOM ONE 12' 2" x 9' 8" (3.71m x 2.95m) With double glazed window to the rear, central heating radiator.

BEDROOM TWO 8' x 9' 3" (2.44m x 2.82m) Double glazed sliding doors leading to conservatory, central heating radiator, laminate flooring.

CONSERVATORY 9' 9" x 7' 6" (2.97m x 2.29m) Central heating radiator, double glazed and half brick built with double doors leading to the garden.

PRIVATE REAR GARDEN Having side access, access to the garage, paved patio area, lawned area and shrub and plant borders.

GARAGE 16' 5" x 8' 1" (5m x 2.46m) With light and power, up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Loft access has a ladder and is partially boarded with a light.

The property benefits from having a newly installed central heating boiler in January 2024.

Council Tax Band C - 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 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 61 Mbps. Highest available upload speed 14 Mbps.

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

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.

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