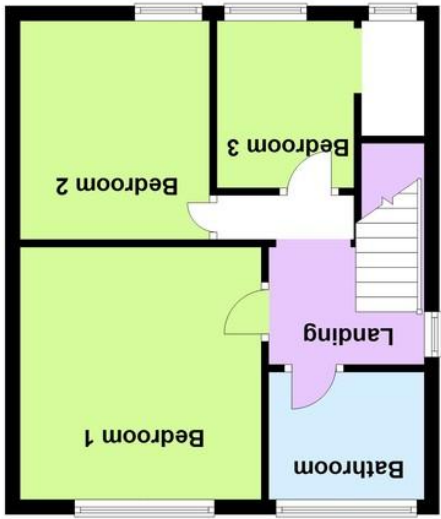
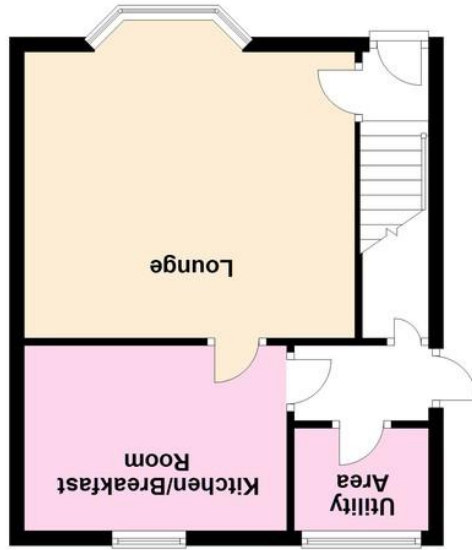


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 867.3 sq. feet

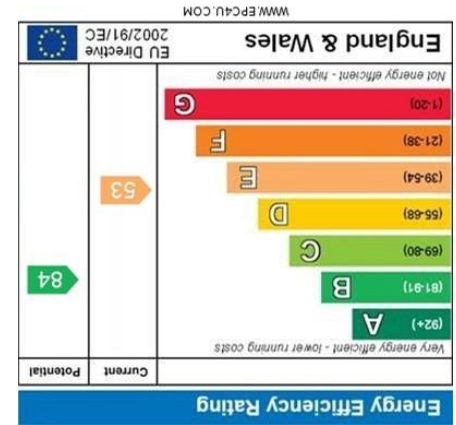


First Floor  
Approx. 380.7 sq. feet



Ground Floor  
Approx. 486.6 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)



- AMAZING CORNER PLOT
- GARAGE
- LOUNGE
- BREAKFAST KITCHEN
- UTILITY
- GUEST WC

Leedham Avenue, Bolehall, Tamworth, B77 3LT

Offers In Excess Of  
£200,000



## Property Description

Introducing a delightful semi-detached property, presented in good condition and situated in a prime location with excellent public transport links. This charming home is ready for the next owners to move in and enjoy.

The property boasts well-proportioned accommodation throughout, including three bedrooms, a family bathroom, a welcoming reception room, and a fully fitted kitchen. The bedrooms are of a good size, with the main bedroom benefitting from a double size and ample natural light. The remaining two bedrooms are comfortable single rooms, perfect for children, guests or potentially a home office.

The family bathroom offers built-in storage and a heated towel rail, adding a touch of luxury to the everyday. The kitchen is a standout feature of the property, complete with a handy utility room, perfect for managing household chores.

One of the unique features of this property is its corner plot position, offering a generous garden area to the front and rear. The outdoor space is perfect for those with a green thumb or families looking to make the most of the outdoors. In addition, the property benefits from a driveway and garage, providing off-street parking and additional storage space.

This semi-detached home is perfect for a range of buyers, from first-time buyers to growing families. With its combination of good condition, spacious layout, and convenient location, it presents a fantastic opportunity in the current market.

A charming semi-detached property in a prime location with excellent transport links, boasting three bedrooms, a family bathroom, a fully fitted kitchen, and a generous garden, perfect for first-time buyers or growing families.

A spacious three bedroom semi detached, set on a corner plot with large lawned fore-garden, driveway leading to garage, front door into:-

**HALLWAY** With stairs leading to first floor and door into:-

**LOUNGE** 14' 4" x 12' 9" (4.37m x 3.89m) With double glazed bay window to front with shutters, central heating radiator.

**BREAKFAST KITCHEN** 11' 3" x 8' 2" (3.43m x 2.49m) With wall and base units, work surfaces, fridge/freezer, gas hob and oven, tiled walls and flooring, breakfast bar area and double glazed window to rear, sink with mixer tap.

**REAR HALLWAY** Having storage cupboard ideal for cloaks, double glazed door leading to the side and door leading to:-

**UTILITY** 4' 11" x 5' 10" (1.5m x 1.78m) With wc, wash hand basin, double glazed window to rear and central heating radiator.

**FIRST FLOOR LANDING** Having double glazed window to side, central heating radiator.

**BEDROOM ONE** 9' 4" x 9' 10" (2.84m x 3m) Double glazed window to rear, central heating radiator.

**BEDROOM TWO** 10' 11" x 7' 9" (3.33m x 2.36m) With double glazed window to front, central heating radiator.

**BEDROOM THREE** 8' 1" x 6' 4" (2.46m x 1.93m) With double glazed window to front, walk-in wardrobe.

**BATHROOM** Wash hand basin, low level wc, panelled bath with mixer shower over, tiled walls, vanity under wash hand basin, double glazed window to rear, spotlighting, stainless steel towel rail and storage cupboard housing the central heating boiler.

**GARAGE** With up and over door, side door.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**REAR GARDEN** Having paved patio, side gate, lawned area and access to the garage and gate leading to the front.

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 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

**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

Under the Code of Practice for Estate Agents Green and Company now declare that the vendor of the property is a relative of an employee of Green and Company, and we now report that fact.

