

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

Total area: approx. 81.0 sq. metres (87.4 sq. feet)  
 Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Plan produced using Planipr.



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.

Energy Efficiency Rating	
Current	Potential
77	55
<b>England &amp; Wales</b> EU Directive 2002/91/EC www.epcau.com Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Hot energy efficient - higher running costs	

Tamworth | 01827 68444 (option 1)



- CANAL TO REAR
- IMMACULATELY PRESENTED
- TWO DOUBLE BEDROOMS
- OFFICE LOFT SPACE
- DOWNSTAIRS SHOWER ROOM
- OPEN PLAN KITCHEN DINER

Tamworth Road, Amington, Tamworth, B77 3BY

£250,000



## Property Description

This immaculate semi-detached property is now available for sale. Offering a wealth of charming features, the property boasts two reception rooms, a modern kitchen, two spacious double bedrooms, a downstairs luxury shower room with guest w/c and an upstairs bathroom.

Upon entering the property, you are greeted by the first of two reception rooms. This space offers a cosy atmosphere, courtesy of a beautiful fireplace and an abundance of natural light. The second reception room is a versatile space that can be utilised as a sunroom or a home office. It provides access to the stunning garden, a peaceful area perfect for relaxation or entertaining guests.

The heart of the home is the open-plan kitchen, fitted with modern appliances and boasting polished granite countertops. The kitchen provides ample dining space, ideal for hosting dinner parties or enjoying family meals. With a wealth of natural light, the room is a bright and inviting space, perfect for any cook.

The two double bedrooms offer comfort and style. The first bedroom is spacious, with built-in wardrobes and plenty of natural light, while the second bedroom features a beautiful Juliette balcony, offering unparalleled views of the canal.

The property's unique features include high ceilings, an open-plan layout, and a stunning view of the canal at the rear. The large driveway provides ample parking space, adding to the property's appeal.

With convenient access to public transport links, walking and cycling routes, and the canal, the location is perfect for couples who love to explore. Its unique blend of comfort and style makes this property a must-see. Enjoy the peace and tranquillity of canal-side living, with all the benefits of modern city living.

This immaculate semi-detached property boasts charming features, two reception rooms, a modern kitchen, and two spacious double bedrooms, with a stunning view of the canal and convenient access to public transport links, making it a must-see for couples who love exploring.

Approach via large driveway with front door into:-

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

**SPACIOUS LOUNGE** 15' 8" x 11' max (4.78m x 3.35m) With double glazed box window to front, useful under stairs storage cupboard and feature fireplace with feature lighting, door leading into:-

**OPEN PLAN KITCHEN DINING AREA**

**KITCHEN** Having modern appliances, sink with mixer tap, integrated fridge/freezer, hob, high and slide oven, granite work surfaces and skylight to the ceiling which is controlled by remote access, spotlighting and access to the conservatory.

**DINING AREA** 8' 5" x 9' 1" (2.57m x 2.77m) With solid wood flooring, open out into the recently refitted kitchen and also has access to:-

**LUXURY SHOWER ROOM** Having corner walk-in shower with tiled walls, wash hand basin with vanity underneath, low level w/c, double glazed window to side.



**CONSERVATORY** 9' 11" x 12' 6" (3.02m x 3.81m) Double glazed and half brick built with double doors leading to the garden. under floor heating.

**REAR GARDEN** Being of low maintenance with side gated access, summerhouse and paved patio, direct access to the canal.

**FIRST FLOOR LANDING** Having double glazed window to side and loft ladder access to the loft which is boarded, carpeted, electric points and Velux window.

**BEDROOM ONE** 9' 10" x 11' 1" (3m x 3.38m) With double glazed window to front and walk-in wardrobe, central heating radiator.

**BEDROOM TWO** 11' 7" x 7' 8" (3.53m x 2.34m) With Juliette balcony with double glazed double doors and central heating radiator.

**BATHROOM** Having useful storage cupboard, panelled bath with shower attachment over, double glazed window to rear, low level w/c and wash hand basin.

**BALCONY** 7' x 12' 1" (2.13m x 3.68m) Accessed off bedroom two.

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 7 Mbps. Highest available upload speed 0.8 Mbps.

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

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