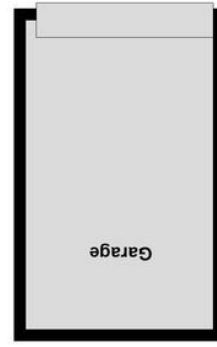
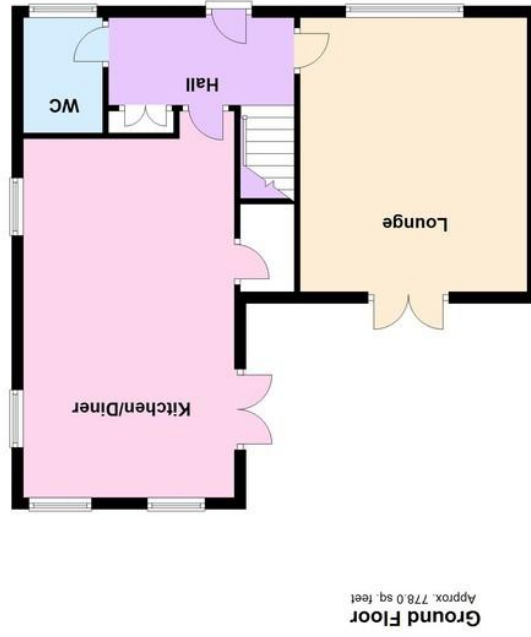
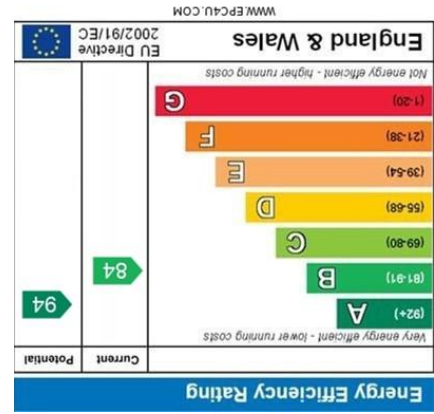


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1426.7 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)



- OPEN ASPECT TO FRONT
- THREE BEDROOMS
- DETACHED
- GARAGE
- LARGE DRIVEWAY
- SPACIOUS LOUNGE



Bennet Close, Tamworth, B78 3BT

£395,000



Property Description

Presenting an immaculate detached property listed for sale, ideally suited for families or couples seeking a peaceful abode with a touch of luxury.

The property unfolds with a generous reception room, featuring large windows that invite an abundance of natural light while offering lovely garden views. The open-plan kitchen is an epitome of modern sophistication, equipped with state-of-the-art appliances and quartz worktops, further enhanced by ample natural light and a dedicated dining space.

The accommodation includes three well-appointed bedrooms. The first two are spacious doubles, one of which benefits from built-in wardrobes, while the other shines in natural light. The third bedroom, a cosy single, also features built-in wardrobes.

Two bathrooms complement the property, one being a large bathroom equipped with a heated towel rail, and the other an en-suite to a bedroom, boasting a walk-in shower and a heated towel rail.

The property is positioned on a corner plot, which enhances its privacy and adds to its charm. Further, it boasts a detached garage, providing additional storage or parking space.

The outdoors are equally impressive, with a beautifully maintained garden and a stunning view that adds to the tranquil ambience. The property's location is a highlight, with public transport links, local amenities and green spaces easily accessible. It is also an ideal base for outdoor activities, with various walking and cycling routes nearby.

This property is a perfect blend of comfortable living spaces and a prime location, providing a serene and convenient lifestyle.

A beautifully presented detached property ideal for families or couples, featuring modern interiors, three bedrooms, two bathrooms, a detached garage, and a stunning garden in a peaceful and convenient location in the UK.

Situated in the new Herons Reach estate being close to Ventura Park, corner plot with large driveway and open aspect to the front.

Approach via pathway to front door with landscaped fore-gardens, driveway to side and access to the garage.

GARAGE Having electric shutter door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

HALLWAY Having LVT flooring, double glazed window to front, central heating radiator, double cloaks cupboard and access to the guest wc.

GUEST WC Low level wc with tiled walls, LVT flooring and pedestal wash hand basin, central heating radiator.

KITCHEN DINER 18' 3" x 13' 8" (5.56m x 4.17m) With double glazed windows to rear and side, LVT flooring, under stairs storage cupboard, a range of modern wall and base units, quartz work surfaces, AEG integrated microwave, electric oven, wine cooker, fridge/freezer, integrated dishwasher, spotlighting and washer dryer.

SPACIOUS LOUNGE 14' 1" x 14' 2" (4.29m x 4.32m) With double glazed windows to rear and double doors leading to the garden, central heating radiator.



FIRST FLOOR LANDING Having airing cupboard and doors off to:-

BEDROOM TWO 11' 1" x 9' 10" (3.38m x 3m) With double glazed windows to side and rear, fitted wardrobes, central heating radiator.

BATHROOM Bath with shower over, low level wc, pedestal wash hand basin, electric shower, double glazed window to side and spotlighting, tiled flooring.

BEDROOM THREE 7' 7" x 8' (2.31m x 2.44m) Double glazed window to side, double glazed windows to front, fitted wardrobes, central heating radiator.

BEDROOM ONE 14' 8" max 9' 0" (4.47m x 2.74m) Having dressing area with double sliding wardrobes and double glazed window to rear, double glazed window to front, central heating radiator.

EN SUITE With stainless steel towel rail, low level wc, pedestal wash hand basin, double glazed window to rear, walk-in shower with ceramic tiling and mixer shower, tiled flooring.

REAR GARDEN Fully landscaped with tiled patio, lawned area, patio area, space for greenhouse and canopy over the patio, side gated access.

Council Tax Band D - 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 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 44 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreah, 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

