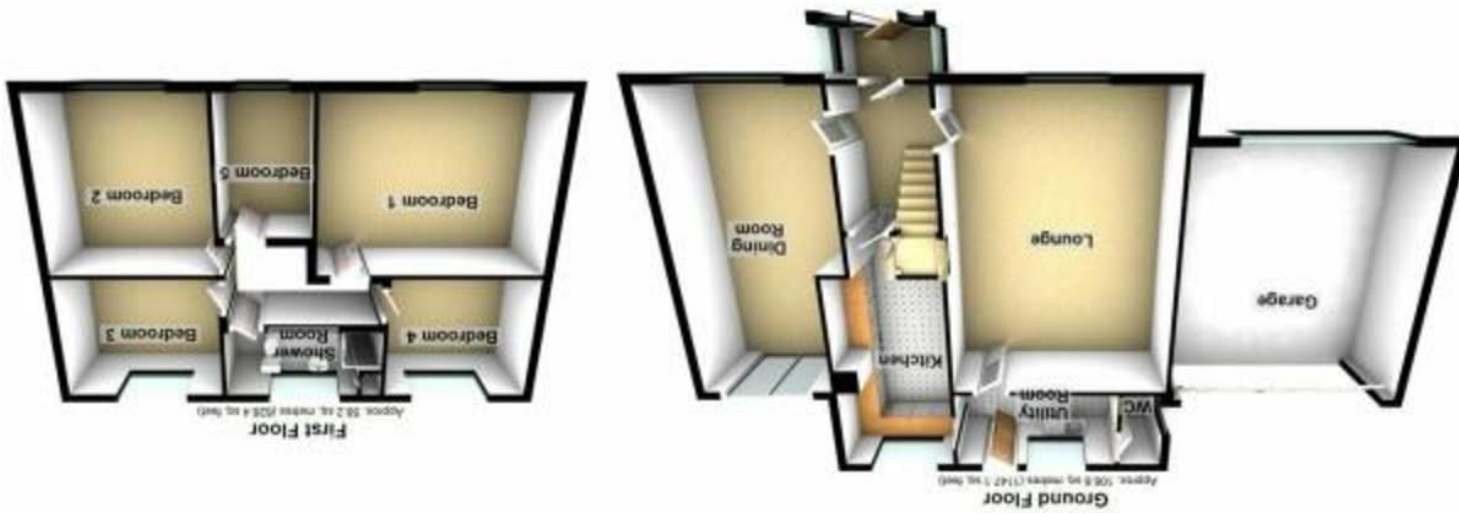
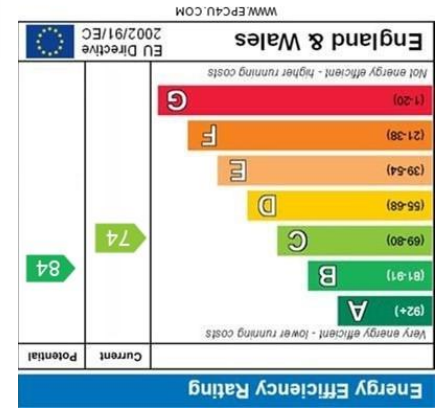


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 164.8 sq. metres (1773.5 sq. feet)



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)



- UNIQUE PROPERTY
- PRIME LOCATION
- FIVE BEDROOMS
- DINING FAMILY ROOM
- SPACIOUS LOUNGE
- BREAKFAST KITCHEN

Harwell Close, Tamworth, B79 8SA

£350,000

Property Description

This delightful extended family home occupies an excellent corner position at the junction of Harwell Close with Mildenhall. All the usual amenities are within comfortable reach including a convenience store within a couple of minutes walk, regular bus services along Wigginton Road and all grades of school whilst Tamworth town is approximately a mile distance. Constructed in brick beneath a pitched tiled roof the residence presents a very smart appearance to the roadway, being double fronted and standing behind a wide lawned fore garden with slate pathway to the front door. Having been considerably extended and very well maintained by the present owners the beautifully presented accommodation in detail comprises:

ENTRANCE PORCH Having obscured glass part glazed UPVC entrance door, front and side windows and similar part glazed inner door to:-

THROUGH HALL having boxed in panelled radiator and small under stairs storage cupboard, oak balustrade.

WELL PROPORTIONED LOUNGE 20' 2" x 13' 7" (6.15m x 4.14m) Having wide picture window to fore garden, most attractive Derbyshire stone and Westmorland slate fireplace complete with coal effect electric fire, wiring for two pendant light fittings and panel radiator.

SUPERB THROUGH FAMILY/DINING ROOM 20' 6" x 10' 9" (6.25m x 3.28m narrowing to 2.55m) Having picture window to fore garden, double glazed double outward opening doors to the rear garden, attractive marble effect fireplace with raised hearth and coal effect electric fire, wiring for two pendant light fittings and double and single panel radiators.

BREAKFAST KITCHEN 17' 1" x 7' 7" (5.21m x 2.31m) Having pale grey ceramic tiled floor which extends through to the utility and good range of white fronted units beneath dark granolithic effect work surfaces, including work surface with inset four ring gas hob, having built in electric oven and drawers beneath which in turn is flanked by a matching work surface with an inset 1½ sink and drainer complete with mixer taps, having double and single door cupboards and recess under for dish washer, further work surface again with double and single door cupboards and wine rack beneath, also along one wall is a long breakfast bar with seating for four, all work surfaces and the breakfast bar having ceramic tiled splash backs, obscured glass serving hatch to dining room, range of matching wall mounted cupboards including glass fronted display cupboards, the extractor above the gas hob, picture window to rear garden, wiring for two pendant light fittings, gas and power points.

UTILITY 10' 6" x 5' 11" (3.2m x 1.8m) Having matching built in units including work surface with cupboard, drawer and recess under for tumble dryer, stainless steel sink and drainer, fully glazed obscured glass double glazed door to rear garden, access door from the Lounge, window to rear garden, plumbing for automatic washing machine and tumble dryer. Here also is located the wall mounted 'Glow worm' gas fired boiler which provides central heating and domestic hot water which it is understood has a nine year warranty remaining.

GROUND FLOOR WC Having close coupled suite with tiled splash surround and obscured glass high level window.

BEDROOM ONE 13' 8" x 11' 10" (4.17m x 3.61m) Having wide picture window enjoying a pleasant aspect across the school playing fields opposite and panel radiator.

BEDROOM TWO 12' 4" x 10' 10" (3.76m x 3.3m) Having wide picture window, again enjoying aspect over school playing fields, built in wardrobe and panel radiator.

BEDROOM THREE 11' x 8' 2" (3.35m x 2.49m) Having picture window to rear garden and panel radiator.

BEDROOM FOUR 8' 10" x 8' 4" (2.69m x 2.54m) Having window to rear garden and panel radiator.

BEDROOM FIVE 9' 3" x 5' 6" (2.82m x 1.68m) Having window enjoying aspect across playing field and panel radiator.

SHOWER ROOM Having suite comprising wide shower cubicle complete with plumbed in shower, pedestal wash basin and close coupled WC, the shower room having attractive marble effect laminate panelling to full height on all walls, two feature tall radiators, built in low and high level cupboards and obscured glass window.

GARAGE 18' 4" x 16' 5" (5.59m x 5m) To the side of the property is a brick built garage, having electronic roller shutter entrance door accessed from the rear garden, fluorescent light fittings, power points, window to fore and loft area which could provide an additional useful storage area.

REAR GARDEN Having spacious slate flagged patio area & large pebbled area approached via wide gates from Mildenhall providing access to the DOUBLE GARAGE and additional secure parking. The garden is enclosed by a combination of tall fencing & brick wall. Included in the sale is the recently installed SUMMER HOUSE which is standing on a concrete plinth. Both the roof and the base are understood to be insulated making it ideal for a potential GARDEN OFFICE.

Council Tax Band D - Tamworth

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

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

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 56 Mbps. Highest available upload speed 12 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

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