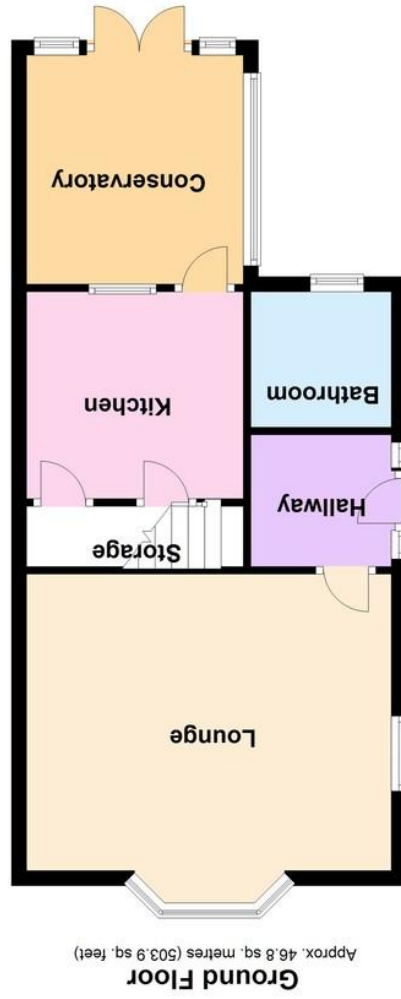
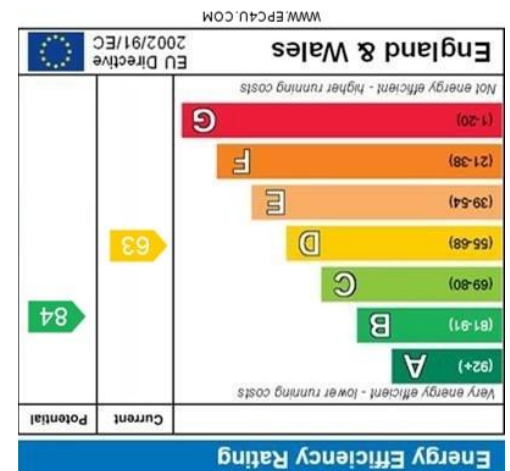


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 81.4 sq. metres (876.0 sq. feet)



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)



- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- GENEROUS LOUNGE
- CONSERVATORY TO REAR
- NO ONWARD CHAIN
- GARAGE

Rosemary Road, Amington, Tamworth, B77 3HF

£230,000



Property Description

Situated in a popular location, close to many local amenities, good schools and recreational facilities. The property has the benefit of being sold with no onward chain and has a detached garage, ample driveway and an enclosed rear garden.

ENTRANCE HALLWAY 6' 2" x 5' 8" (1.88m x 1.73m) UPVC double glazed door leading to entrance hall, with obscure glazed double glazed matching side light windows, stairs rising to first floor, door to kitchen, lounge and ground floor bathroom.

LOUNGE 15' 11" x 12' 10" (4.85m x 3.91m) increasing to 15' 5" into bay window

Double glazed bay window to front aspect, double glazed window to side aspect, wall mounted double central heating radiator, coal effect gas fire with contemporary style surround and marble hearth, central ceiling light.

FITTED KITCHEN 10' x 9' 4" (3.05m x 2.84m) Double glazed window to rear aspect, obscure glazed door leading to conservatory, wall mounted and base units with rolled top works surfaces over, one and a half bowl sink unit and drainer with mixer taps over, washing machine, cooker, fridge/freezer, extractor hood all to remain if required, two built-in storage cupboards, wall mounted double radiator, space for dining table, laminate flooring.

CONSERVATORY 10' 3" x 10' 2" (3.12m x 3.1m) Brick base with double glazed windows to two aspects, double glazed French doors leading to rear garden, tiled flooring, polycarbonate roof, ceiling fan/light, wall mounted double radiator.

GROUND FLOOR BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) Three piece suite comprising low level flush wc, pedestal wash hand basin, panelled bath with mixer taps and hand held shower attachment, further wall mounted electric shower over, tiled walls, double glazed obscure glazed window to rear aspect.

FIRST FLOOR

BEDROOM ONE 14' 3" to wardrobe fronts x 9' 2" (4.34m x 2.79m) Double glazed window to front aspect, wall mounted single radiator, an extensive range of fitted bedroom furniture including wardrobes and drawers, two central ceiling lights.

BEDROOM TWO 14' 9" x 7' 11" (4.5m x 2.41m) Two double glazed windows, one to rear and one to side, two wall mounted single radiators, fitted storage cupboard, textured ceiling.

BEDROOM THREE 8' 10" x 7' 9" (2.69m x 2.36m) Double glazed window to rear aspect, wall mounted single radiator, range of office furniture which can remain if required.



OUTSIDE To the front of the property is a low maintenance astro turf grass area, there is a crete print driveway giving off road parking for multiple vehicles leading to detached garage. There is a side pedestrian access leading to the rear garden, which is laid to astro turf style lawn, enclosed by panelled fencing with small patio area abutting the rear of the property.

DETACHED GARAGE With opening outward doors, power and light connected. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 18 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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

