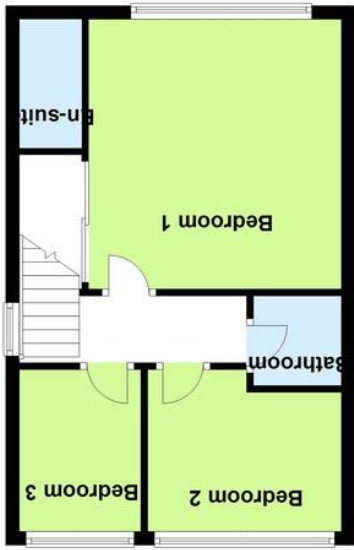
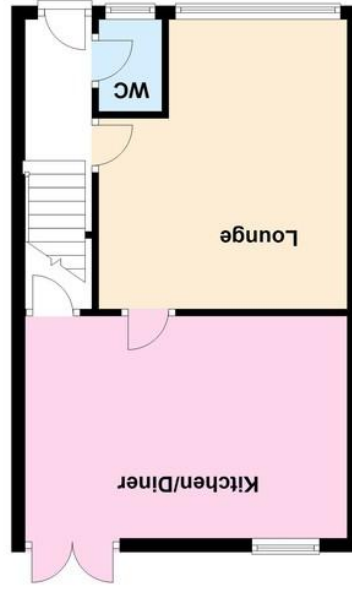


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

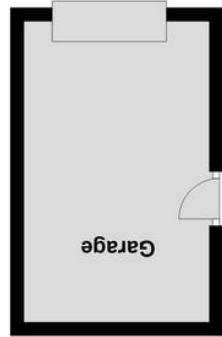
Total area: approx. 912.7 sq. feet



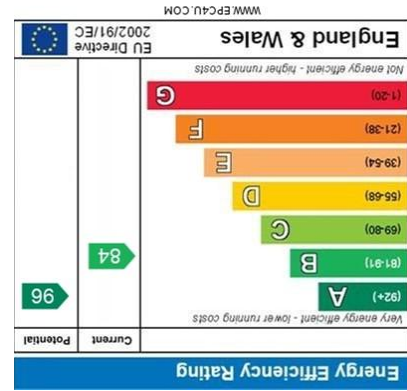
First Floor
Approx. 388.1 sq. feet



Ground Floor
Approx. 524.6 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.



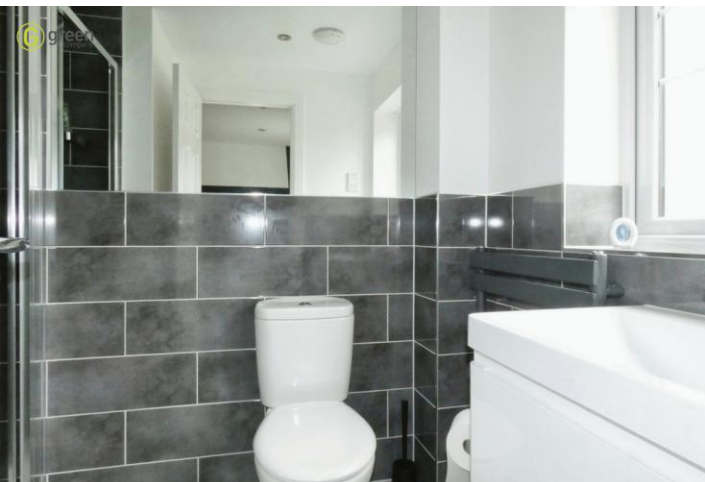
Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- EN SUITE TO MASTER
- GUEST WC
- SPACIOUS LOUNGE
- KITCHEN DINER

Coltsfoot Close, Tamworth, B79 0EG

£295,000



Property Description

A three bedroom semi detached with en suite, set in the lovely Barley Fields estate on the north side of Tamworth with lovely open views.

Approach the property via the driveway which is block paved offering an extra parking space, tandem driveway and garage, front door into:-

HALLWAY

GUEST WC With low level wc, pedestal wash hand basin, tiled flooring and double glazed window to front.

SPACIOUS LOUNGE 12' 3" x 12' 5" min 17' 4" max (3.73m x 3.78m) With feature lighting, double glazed window to front, spotlighting.

KITCHEN/DINER 15' 7" x 10' 9" (4.75m x 3.28m) Double doors leading to garden, double glazed window to rear, sink and mixer tap, tiled flooring, central heating radiator, under stairs cupboard, dishwasher, fridge/freezer, integrated hob and oven.

BEDROOM ONE 10' 1" x 10' 10" (3.07m x 3.3m) With fitted wardrobes, double glazed window to front, central heating radiator.

EN SUITE With shower, low level wc, wash hand basin, double glazed window to front, tiled walls and flooring, spotlighting.

BATHROOM With low level wc, pedestal wash hand basin, bath, tiled walls and flooring, spotlighting.

BEDROOM TWO 9' 8" x 8' 11" (2.95m x 2.72m) Double glazed window to front, central heating radiator.

BEDROOM THREE 6' 3" x 9' 7" (1.91m x 2.92m) Double glazed window to rear and central heating radiator.

LANDSCAPED REAR GARDEN With paved patio, seating area and door leading into garage.

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

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 18 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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.

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