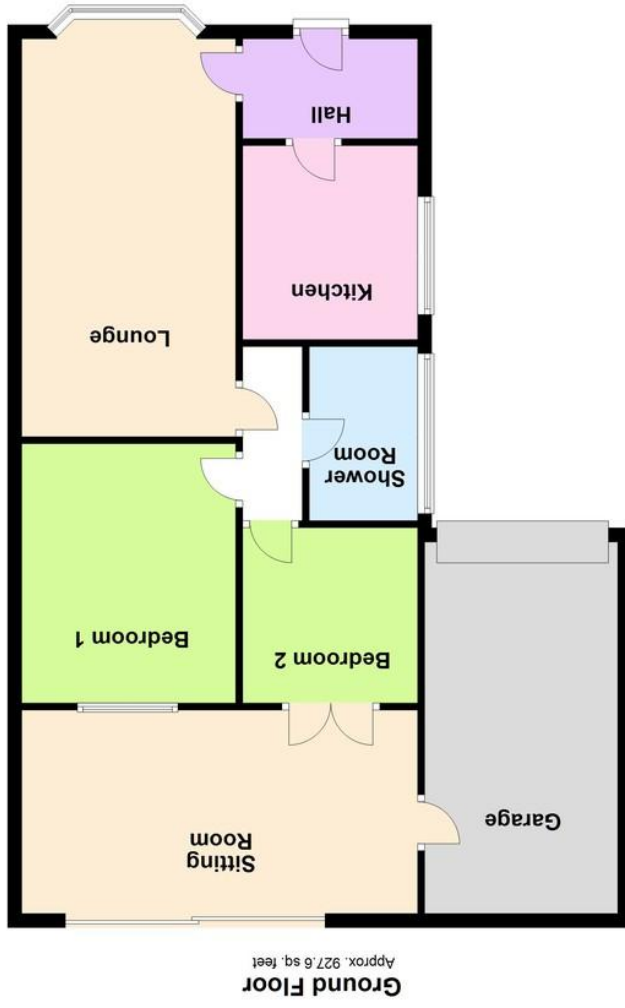
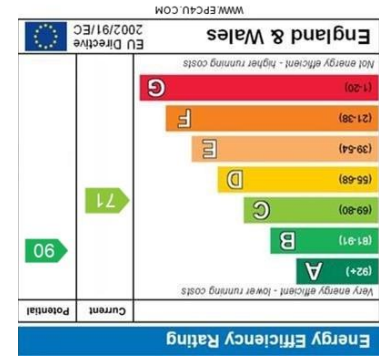


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 927.6 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)



- RARE OPPORTUNITY TO ACQUIRE
- TWO BEDROOMS
- DETACHED
- CORNER PLOT
- GARAGE
- EXTENDED TO REAR

Littlecote, Tamworth, B79 7UJ

£290,000



Property Description

A two bedroom detached bungalow set in a prime location on Riverside.

Approach via block paved driveway with car port, side gate leading into the garden and garage.

Front door into:-

HALLWAY Leads to:-

KITCHEN 10' x 8' (3.05m x 2.44m) Granite work tops, double oven, integrated fridge/freezer, hob and extractor, tiled splash backs, spotlighting, double glazed window to side.

LOUNGE 17' 3" x 9' 8" (5.26m x 2.95m) With electric feature fireplace and double glazed bow window to front, laminate flooring and central heating radiator.

INNER HALLWAY Having storage cupboard and doors off to:-

NEWLY FITTED SHOWER ROOM Having double glazed window to side, walk-in shower with glazed screen, tiled flooring, low level wc, stainless steel towel rail and wash hand basin.

BEDROOM ONE 9' 9" x 11' 10" (2.97m x 3.61m) With double glazed window to rear, central heating radiator and fitted wardrobe.

BEDROOM TWO 8' x 8' 9" (2.44m x 2.67m) With double doors leading to the sun room and laminate flooring, central heating radiator.

SECOND LOUNGE 17' 10" x 9' 2" (5.44m x 2.79m) With sliding doors, double glazed, central heating radiator, laminate flooring and spotlighting and door leading to garage.

GARAGE Having a utility area with sink, plumbing for washing machine, up and over door, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Paved patio area, lawned area, garden shed with electric (available under separate negotiations) and side gated access.

Council Tax Band C - Tamworth



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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps.
Highest available upload speed 0.4 Mbps.
Broadband Type = Superfast Highest available download speed 61 Mbps.
Highest available upload speed 14 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.



Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

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

