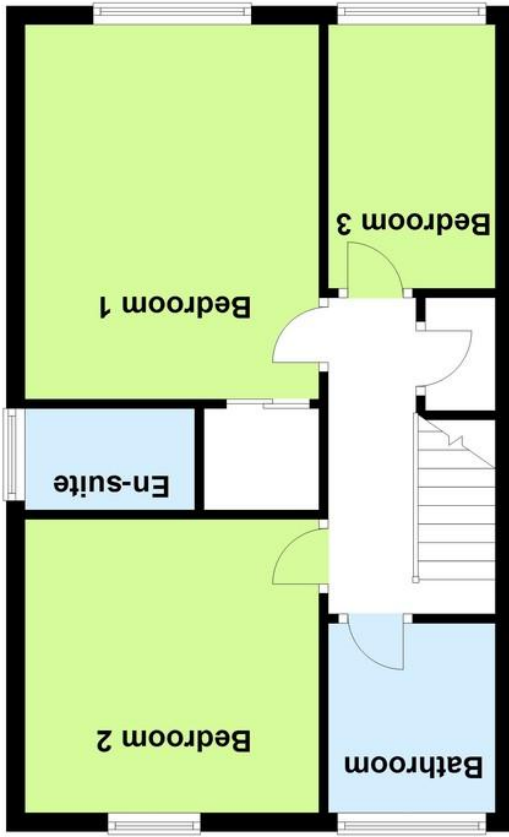
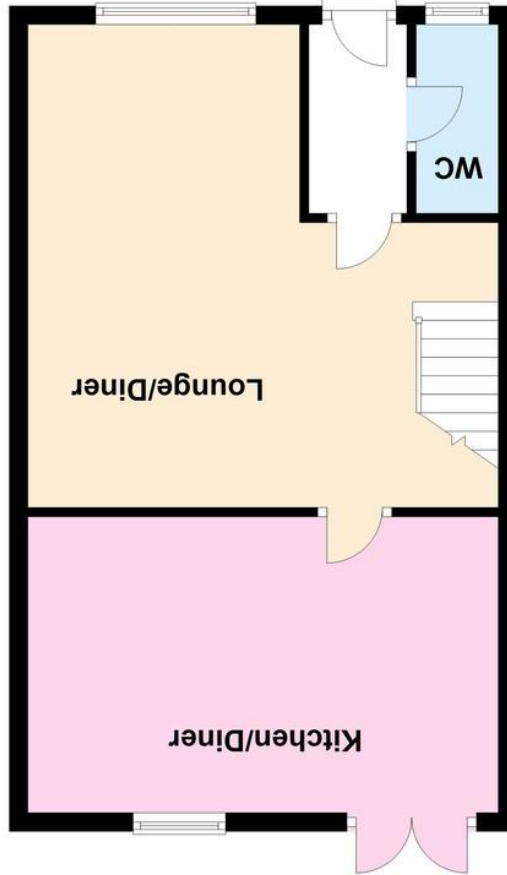


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
Total area: approx. 932.4 sq. feet

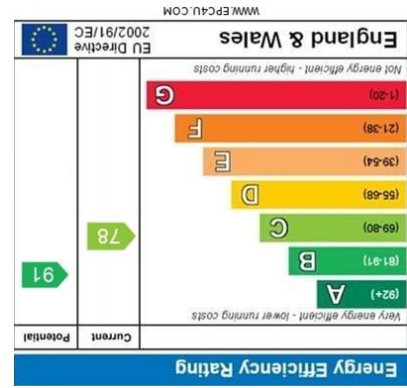


**First Floor**  
Approx. 466.2 sq. feet



**Ground Floor**  
Approx. 466.2 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
- MODERN MID TERRACE
- SPACIOUS LOUNGE DINER
- KITCHEN DINER
- ENSUITE TO MASTER
- GUEST WC

Lychgate Close, Glascote, Tamworth, Staffordshire, B77 2SE

Offers In Excess Of  
£190,000





## Property Description

This well presented MODERN TERRACED HOME offers ALLOCATED PARKING. The home is set in a CULDE SAC and has THREE BEDROOMS, a LOUNGE and KITCHEN / DINER. FREEHOLD on Completion.

Lygthate Close off Leyland Avenue is a popular, modern residential estate that is well regarded. Locally, there is a school close by and easy access to the Glascote Road leading into Tamworth. Also ideal for commuters, the property has good access to the A5 and M42.

The property itself comprises of a front garden, entrance hall, guest W.C., lounge, kitchen / diner, rear garden, three bedrooms and a family bathroom. Externally to the rear there is also allocated parking. The home is well decorated throughout and would make a fantastic first buy or investment!

Decorative front garden leading to the front door, and two allocated parking spaces.

ENTRANCE HALL Central heating radiator.

CLOAKROOM WC, hand wash basin with vanity storage, central heating radiator and extractor fan.

LOUNGE 14' 7" max x 17' 7" max (4.44m x 5.36m) Double glazed window to front aspect, stairs to the first floor and two central heating radiators.

KITCHEN 14' 7" x 8' 11" (4.44m x 2.72m) Double glazed window to rear aspect, double glazed French doors leading to the garden, one and a half bowl stainless steel sink and drainer unit, gas hob and electric oven with extractor hood over, space and plumbing for a washing machine, tiled to splashback areas, breakfast bar and under-stairs cupboard.

LANDING Loft access and over-stairs cupboard.

BEDROOM ONE 11' 6" to wardrobe x 8' 6" (3.51m x 2.59m) Double glazed window to front aspect, central heating radiator, built-in wardrobe and door leading to:

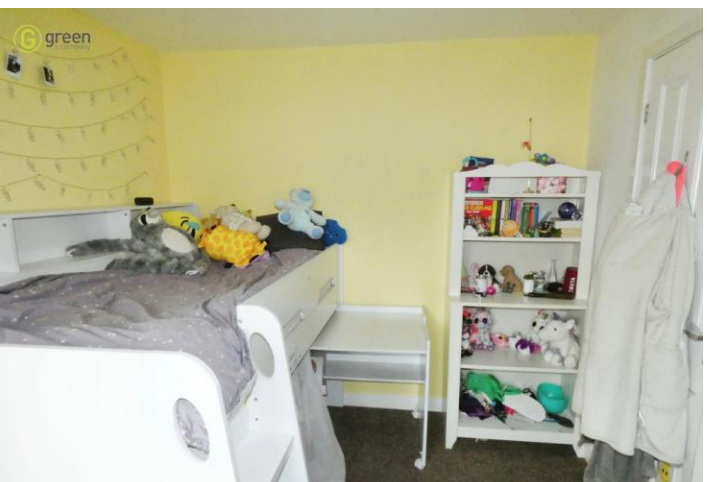
EN SUITE Shower cubicle, hand wash basin inset to vanity unit, low level WC, shaver socket and extractor fan.

BEDROOM TWO 10' 8" x 8' 1" (3.25m x 2.46m) Double glazed window to rear aspect and central heating radiator.

BEDROOM THREE 8' 8" x 5' 9" (2.64m x 1.75m) Double glazed window to front aspect and central heating radiator.

BATHROOM Double glazed window to rear aspect, panelled bath with shower off mixer tap, hand wash basin with vanity unit, low level WC and extractor fan.

GARDEN Lawn, slabbed patio, fenced surrounds and under-stairs cupboard.



Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

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.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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