



Upper Gungate, TAMWORTH





### Property Description

This home is approached by an attractive front garden and shared driveway that leads to the rear of the home where the properties garage is located.

Inside there is an entrance porch and hallway along with a good sized kitchen and a large through lounge and a dining room. Off the kitchen there is a ground floor guest W.C and storage area. A conservatory sits of the back of the home overlooking the rear garden.

Upstairs the bedrooms are also good sizes along with a family bathroom. The property offers lots of potential and is a rare chance to buy in this location where homes seldom come for sale. Call us today for more information and to see inside!

### Entrance Porch

Door to front elevation and door into hallway.

### Entrance Hallway

Window to side elevation, central heating radiator, pantry and stairs to first floor accommodation.

### Guest W.C

Window to front elevation and W.C. and storage area

### Lounge

Two double glazed windows to side elevation, double glazed bay window to front elevation, central heating radiator and open archway to dining room.

### Dining Room

Double glazed window to rear elevation and central heating radiator.

### Reception Room

Double glazed window to side elevation and central heating radiator.

### Kitchen

Double glazed windows to side and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for cooker, space for appliances.

### Conservatory

Double glazed windows to rear elevation, double glazed door to rear garden, space and plumbing for washing machine and tumble dryer.

## Landing

Double glazed window to front elevation.

## Bedroom One

Double glazed bay window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, panelled jacuzzi style bath with electric shower over and central heating radiator.

## Front Garden

Tarmac driveway to side, shared driveway for rear access.

## Garage

Up and over door, window to side, power and lighting.









Total floor area 143.3 m<sup>2</sup> (1,542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01827 66400**  
**E [tamworth@burchelledwards.co.uk](mailto:tamworth@burchelledwards.co.uk)**

1 Bolebridge Street  
 TAMWORTH B79 7PA

EPC Rating: E Council Tax  
 Band: F

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/TAM207368](http://burchelledwards.co.uk/Property/TAM207368)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TAM207368 - 0003