

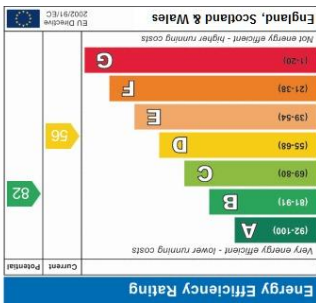
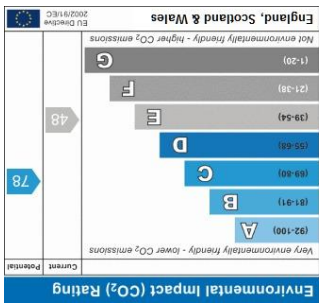
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- Detached bungalow
- Scope for further development
- Excellent location
- Substantial plot
- Landscaped garden
- Two/Three bedrooms



Clifford Street, Glascote, Tamworth, B77 2BU

Offers in excess of  
£250,000





## Property Description

DESCRIPTION \*\*\* REDUCED FOR A QUICK SALE \*\*\* Situated within easy reach of Tamworth town centre and all local transport links is this EXQUISITE TWO/THREE BEDROOM DETACHED BUNGALOW. Occupying a substantial plot and with an abundance of internal and external space the property in brief comprises of entrance hall, living room, bathroom, kitchen/breakfast room, and three bedrooms, one of which is currently used as a reception room. To the rear is a beautifully landscaped garden with mature borders and paved patio.

LOUNGE 13' 1" x 19' 4" (3.99m x 5.89m) Carpeted, double glazed window to the rear, double glazed window to the side, ceiling light, power points, radiator.

KITCHEN/BREAKFAST ROOM 16' 9" x 13' 0" MAX (5.11m x 3.96m) Range of wall and base units, built-in oven and hob, stainless steel sink and drainer, double glazed window to the side, ceiling light, power points, radiator, door to the side, ceiling light.

BEDROOM ONE 12' 5" x 11' 7" (3.78m x 3.53m) Carpeted, double glazed window to the front, fitted wardrobes, ceiling light, power points, radiator.

BEDROOM TWO 11' 7" x 11' 5" (3.53m x 3.48m) Carpeted, double glazed window to the rear, ceiling light, power points, radiator.

BEDROOM THREE/SECOND RECEPTION ROOM 14' 8" x 12' 2" (4.47m x 3.71m) Carpeted, feature fireplace and surround, double glazed bay window to the front, power points, ceiling light, radiator.

BATHROOM 6' 4" x 9' 2" (1.93m x 2.79m) Bath with shower over, sink, low level wc, part tiled walls, radiator, built-in cupboard, double glazed window to the side.

OUTSIDE To the front of the property is a lawned garden and to the rear of the property is a landscaped garden with paved patio area, lawns, mature borders and tress.



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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