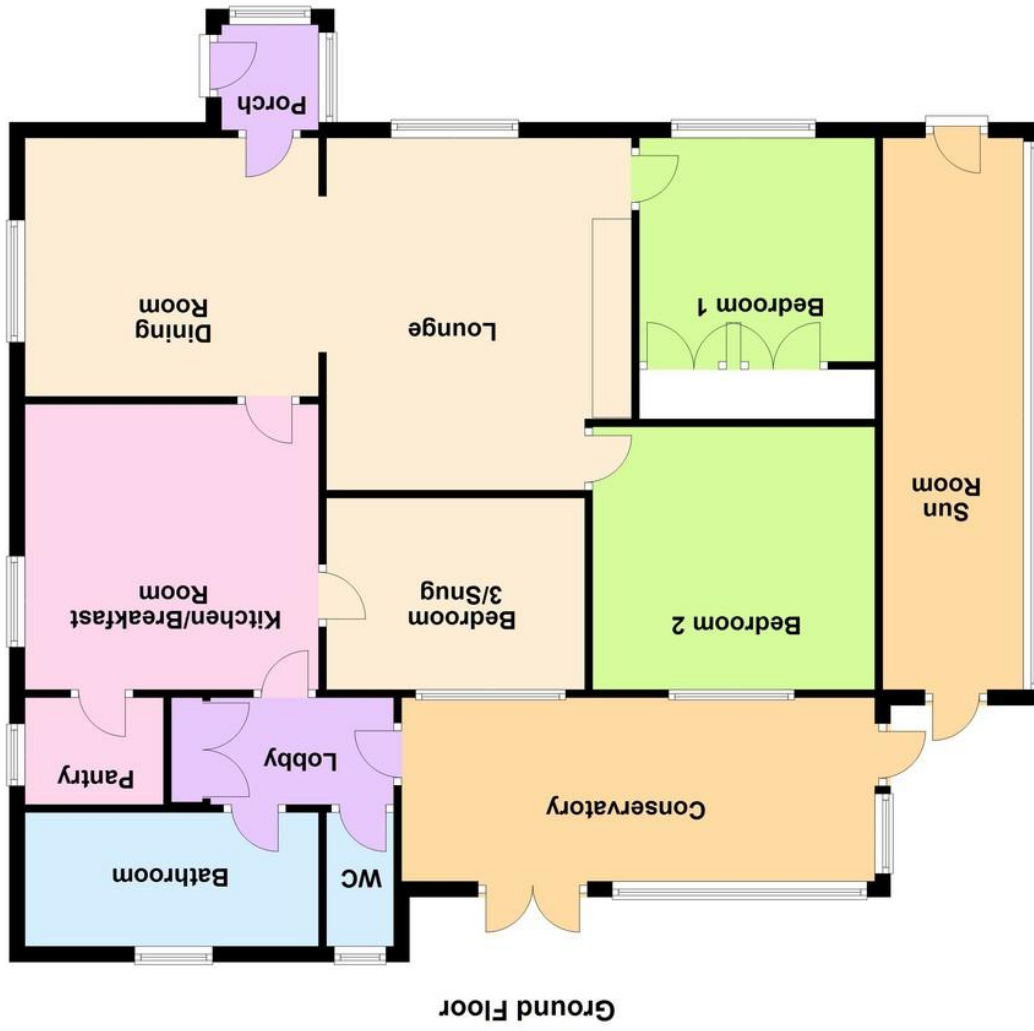
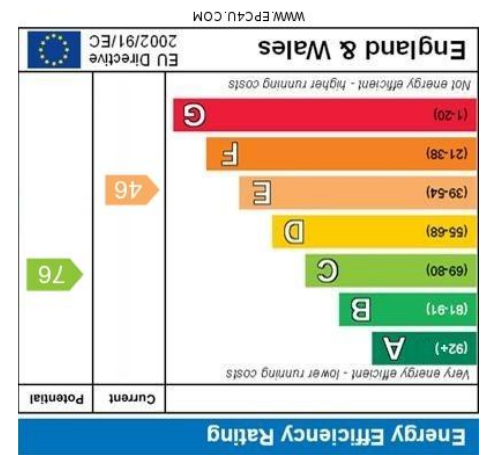


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- Unique opportunity to acquire a detached bungalow
- Gas central and double glazing
- Three bedrooms
- Bathroom
- Conservatory
- Established gardens

School Lane, Hopwas, Tamworth, B78 3AD

£375,000



Property Description

This three bedroom detached bungalow is situated at the end of School Lane and is set behind double gates. The property offers a unique opportunity and it stands within established lawned gardens. The bungalow is approached via School Lane, passed the school and over the canal bridge and is situated on the right hand side and is well placed obviously for local school, excellent commuter facilities and recreational facilities offered within the village of Hopwas. The property provide scope for further improvement but offers generally well presented accommodation of much appeal and in more detail comprises:-

ENTRANCE PORCH With double glazed front door and windows and door leading through to dining room.

DINING ROOM 10' 10" x 12' 5" (3.32m x 3.79m) With radiator, double glazed window, archway leading to lounge.

LOUNGE 14' 9" x 10' 9" (4.51m x 3.29m) With two radiators, double glazed window, stone fireplace. From the lounge is access to two bedrooms.

BREAKFAST KITCHEN 12' 1" x 12' 7" (3.69m x 3.84m) With radiator, double glazed window, serving hatch to dining room, units incorporating sink unit, base cupboards, wall cupboards, wine rack, built-in fridge, gas hob, electric oven, washing machine, tiled splash backs, walk-in pantry with double glazed window, gas fired central heating boiler.

BEDROOM ONE 11' 0" x 11' 10" (3.36m x 3.61m) With radiator, double glazed window and access from the lounge.

BEDROOM TWO 9' 3" plus wardrobes x 9' 11" (2.84m x 3.04m) With radiator, double glazed window to rear, wardrobes along one wall, accessed from the lounge.

BEDROOM THREE/SNUG 7' 7" x 10' 1" (2.33m x 3.08m) With double glazed window, radiator and accessed from the breakfast kitchen.

LOBBY With airing cupboard, radiator.

BATHROOM Radiator, double glazed window, panelled bath, low level wc, wash basin with vanity unit, corner shower compartment, fully tiled walls and floor.



SEPARATE TOILET With double glazed window, wash basin, low level wc.

CONSERVATORY 7' 10" x 14' 5" (2.39m x 4.40m) With tiled floor, double glazed windows, sets of double glazed sliding patio doors, wall cupboards, sink unit.

LEAN TO SUN ROOM 23' 5" x 6' 0" (7.14m x 1.83m) With double glazed doors to front and rear, base units, double glazed windows.

OUTSIDE The property is approached via double gates through to a driveway with parking facilities. The property stands within established lawned gardens with boundary hedges, established shrubs and trees, patio areas, two green-houses.

AGENCY NOTE We believe that there is not mains drainage.

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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