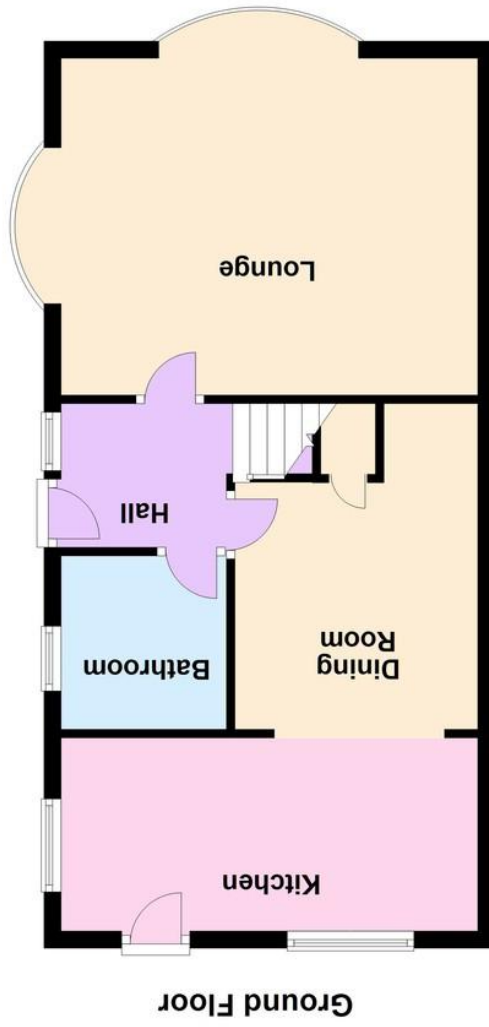
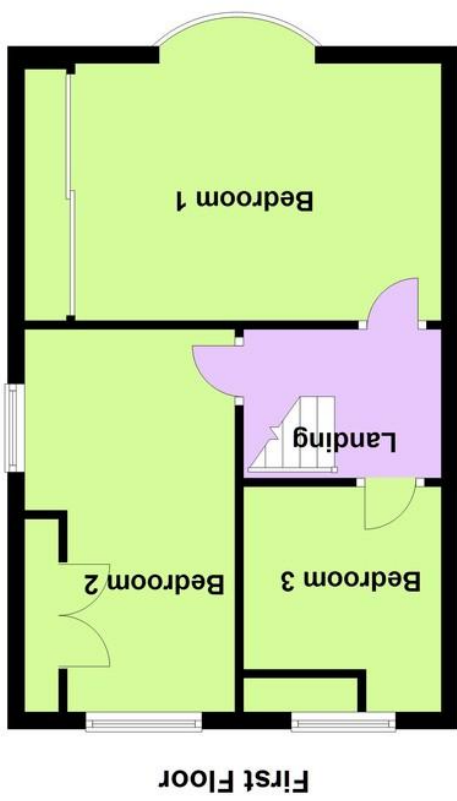
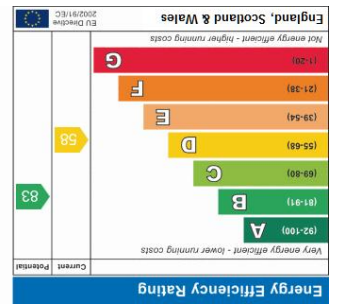
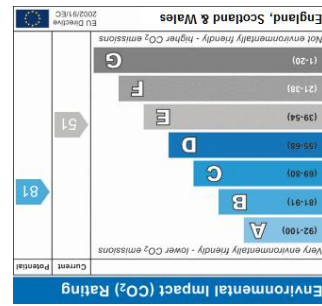


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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  
 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)



- Extended three bedroom semi
- No upward chain
- Double glazing
- Extended kitchen
- Garage space
- Well located

Lavender Road, Tamworth, B77 3HA

£200,000

## Property Description

This extended three bedroom semi-detached house is well situated on this popular development close to local schools for children of all ages and ideally placed for the commuter. The property benefits from cavity wall insulation and double glazing and benefits from having a full width ground floor kitchen extension.

Having the advantage of no upward chain the property which has been owned by the current vendors since it was built in 1966 represents an excellent opportunity for buyers and viewing is recommended. In more detail the accommodation comprises;

**SIDE ENTRANCE HALL** With double glazed front door and staircase leading off to first floor.

**ATTRACTIVE LOUNGE** 12' 11" x 15' 11" (3.96m x 4.87m) With double glazed bow window to the side and front and gas fire with feature surround.

**DINING ROOM** 12' 3" into recess 9' 1" min x 9' 11" (3.75m into recess 2.79m min x 3.04m) With radiator cupboard under stairs and archway leading to:-

**EXTENDED KITCHEN** 7' 4" x 15' 1" (2.25m x 4.61m) With double glazed windows to two sides, double glazed exterior door and having units incorporating; sink unit with mixer tap, comprehensive range of base cupboards and base drawers, a range of wall cupboards, further storage cupboards, gas hob, oven and grill, extractor, plumbing for washing machine, work surfaces with tiled splash backs and wall mounted gas central heating boiler.

**BATHROOM** With radiator, tiled walls, having a white suite comprising; panelled bath with thermostatic shower over, pedestal wash basin, low level WC and double glazed window.

**FIRST FLOOR LANDING**

**BEDROOM ONE** 9' 3" x 13' 2" plus wardrobes (2.82m x 4.02m) With double glazed bow window to front and mirrored fronted wardrobes along one wall.

**BEDROOM TWO** 14' 5" x 7' 6" (4.40m x 2.29m) With dual aspect double glazed window, fitted wardrobes and storage.

**BEDROOM THREE** 8' 3" x 7' 8" (2.52m x 2.34m) With double glazed window to rear.

**OUTSIDE** The property stands behind a paved forecourt with parking for several vehicles, with a long driveway providing additional parking and access to garage space. To the rear is a patio area with exterior power point, cold water tap, shaped lawn, borders, timber shed and aluminum greenhouse.

**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.

