



## Appian Close Two Gates Tamworth B77 1JA

Offering for sale this spacious four bedroomed detached home with generous sized bedrooms, large living space and outdoor swimming pool.

Viewing highly recommended to appreciate this size family home.

This property is offered for sale with no upward chain.

**Asking price £389,950**

## 2B Appian Close, Two Gates, Tamworth, Warwickshire, B77 1JA

An extended four bedroomed detached home which offers a delightful location and an excellent choice of accommodation in a quiet cul-de-sac.

Complemented with double glazing and gas fired central heating, block paved driveway to the front and gardens including swimming pool to the rear. Has the option to work from home with ground floor study which could equally be used for a fifth bedroom if required.

The accommodation briefly comprises of:

- \* Canopy porch \*
- \* Entrance porch \*
- \* Through hallway \*
- \* Study/bedroom five \*
- \* Full width lounge \*
- \* Full width conservatory/day room \*
- \* Extended breakfast kitchen \*
- \* Fitted w.c. \*
- \* First floor \*
- \* Four double bedrooms \*
- \* Bathroom \*
- \* Double glazing \*
- \* Gas central heating \*
- \* Block paved driveway \*
- \* Garden including swimming pool \*

The accommodation comprises in further detail:

**ASKING PRICE £389,950**

### TO THE GROUND FLOOR

#### CANOPY PORCH

With Georgian style pillar and down lighters.

#### RECEPTION PORCH

With double glazed door and side panel and laminate flooring. Door off leading to:

#### STUDY/FIFTH BEDROOM 12'5 x 7'6 min (3.78m x 2.29m min )

With multipaned double glazed window, radiator and full height store cupboards with louvered doors and cupboards over.

#### THROUGH HALLWAY

With entrance door, side panel and double radiator.





### **SHOWER ROOM OFF**

With wash basin, corner shower unit, full ceramic tiling, vertical radiator and down lighters to ceiling.

### **EXTENDED BREAKFAST KITCHEN 16'8 x 15'0 max 11'8 min (5.08m x 4.57m max 3.56m min)**

Would benefit from some up-dating but offers white enamel sink, range of base unit and drawers, range of wall units, work surfaces, ceramic tiling, plumbing for automatic washing machine, tiled flooring throughout, double radiator, single radiator, two multipaned double glazed windows, breakfast/dining area. Central feature archway and down lighters to ceiling.

### **FULL WIDTH LOUNGE 19'11 13'0 min x 17'2 11'0min (6.07m 3.96m min x 5.23m 3.35mmin )**

With feature fireplace having electric flame fire inset, arched alcove with feature lighting and display shelf. Two double radiators, stairs off to the first floor, useful under stairs storage cupboard, central archway with wall light point, double glazed patio doors providing access to:

### **CONSERVATORY/GARDEN ROOM 19'5 x 9'3 (5.92m x 2.82m)**

With double glazed double doors, full width double glazed windows, pitched roof, laminate flooring, solid side wall and wall light points.

### **TO THE FIRST FLOOR**

#### **CENTRAL LANDING**

With single glazed window over staircase, dado rail, coving surround, loft access and airing cupboard containing central heating boiler.

#### **BEDROOM (FRONT) 12'5 x 12'0 (3.78m x 3.66m)**

With two multipaned double glazed windows, double radiator, fitted wardrobes with mirror sliding doors, hanging space and shelving.

#### **BEDROOM (FRONT) 15'4 x 7'9 (4.67m x 2.36m)**

With double glazed multipaned window, laminate flooring and double radiator.

#### **BEDROOM (REAR) 11'5 x 10'5 (3.48m x 3.18m)**

With double glazed window, radiator and laminate flooring.

#### **BEDROOM (REAR) 9'5 x 9'4 min plus recess (2.87m x 2.84m min plus recess )**

With double glazed window, radiator and laminate flooring.

#### **FAMILY BATHROOM**

With w.c, wash basin, bath finished in white with shower over and shower screen. Full ceramic tiling, vertical radiator, double glazed window with down lighters and tiled flooring.

### **TO THE EXTERIOR**



To the front of the property there is a full width block paved driveway with dwarf hedgerow to the front and stone chipped area and borders. Side access leading to the rear with lawns and pathway surrounding central swimming pool and fencing surround.

**GENERAL INFORMATION**

**SERVICES**

We understand all main services are connected.

**TENURE**

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

**VIEWING**

By prior appointment with Mark Evans & Company on 01827 311300

**COUNCIL TAX**

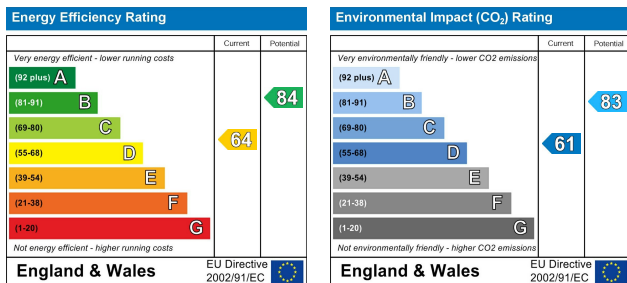
We understand this property is Council Tax Band "D". However, this should be verified by any intending purchaser.

**DISCLAIMER**

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

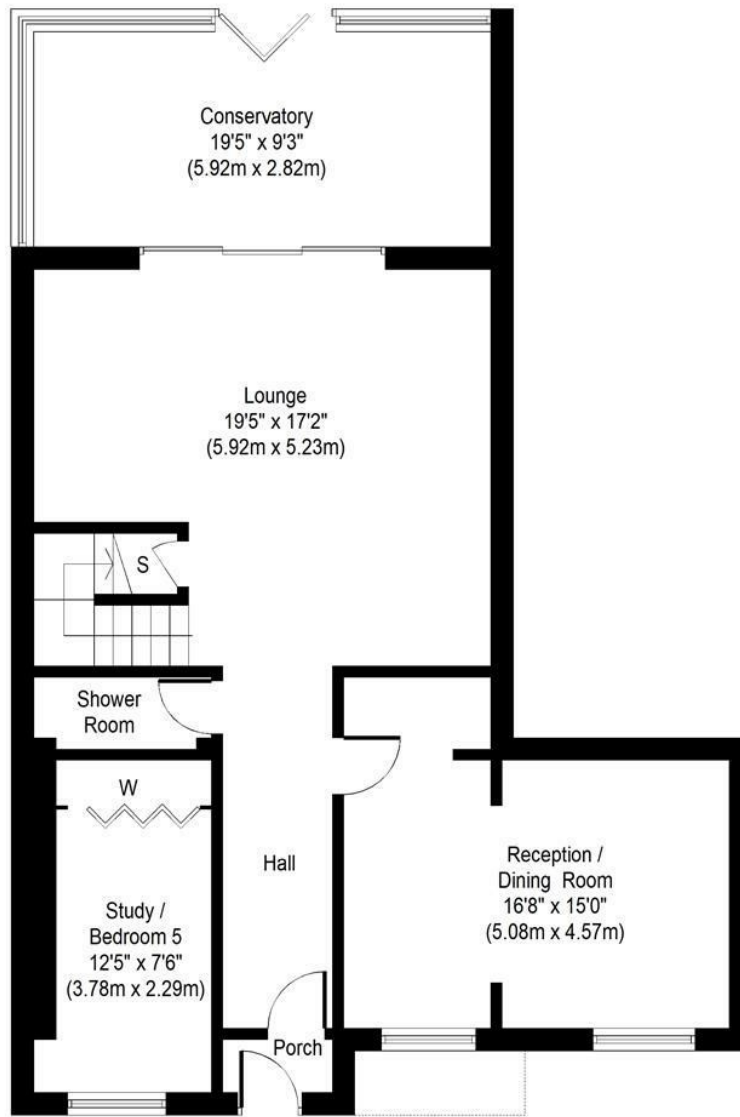
**FIXTURES AND FITTINGS**

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

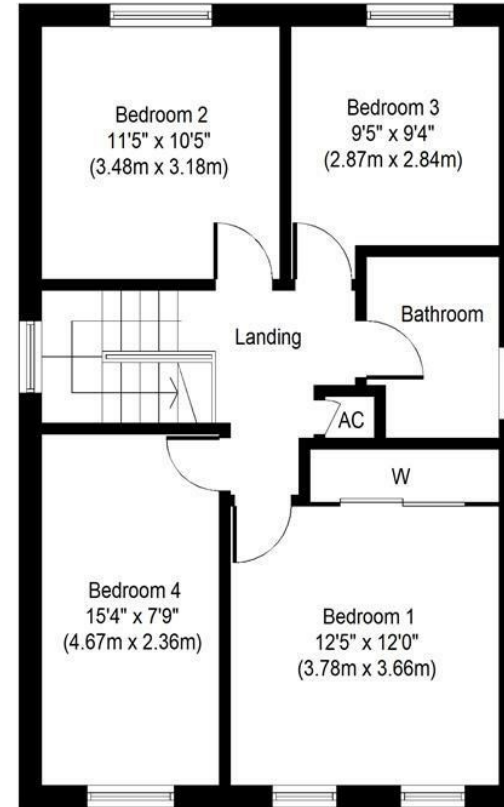








**Ground Floor**  
Approximate Floor Area  
1016 Sq. ft.  
(94.4 Sq. m.)



**First Floor**  
Approximate Floor Area  
654 Sq. ft.  
(60.8 Sq. m.)



## NOTES:

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### IMPORTANT SPECIAL NOTES:

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Photographs are for illustration only and may depict items not included in the sale of the property.

A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

### START WITH A FREE & NO OBLIGATION HOME VALUATION

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

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