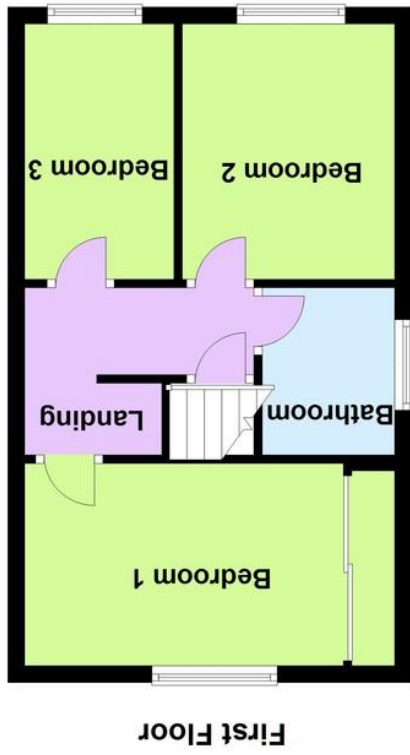


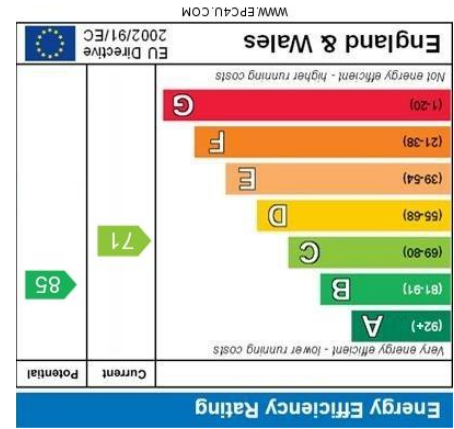
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- Viewing essential
- Very well presented link detached house
- Gas central heating and double glazing
- Extended kitchen
- Three bedrooms

Marlow Road, Bolehall, Tamworth, B77 3NH

Offers In Excess Of
 £210,000



Property Description

Occupying a position towards the end of this popular cul de sac which is well placed with regard to local schools within easy reach of the town centre and ideally placed for the commuter. The property has the advantage of a long driveway with excellent parking facilities, extended kitchen to create two well proportioned reception rooms and features a well fitted family bathroom. Viewing is essential of the property which in more detail comprises:-

SIDE ENTRANCE HALL With composite double glazed front door, radiator, staircase leading off and newly fitted oak doors leading off.

ATTRACTIVE LOUNGE 13' 8" x 14' 5" (4.18m x 4.40m) With radiator, double glazed window to front.

DINING ROOM 7' 10" x 14' 5" (2.40m x 4.40m) With radiator, double glazed window and cupboard under stairs.

EXTENDED FITTED KITCHEN 9' 11" x 6' 7" (3.04m x 2.03m) With tiled flooring, double glazed window and exterior door, sink unit with mixer tap, base cupboards and base drawers, wall cupboards, tiled splash backs to work surfaces, electric cooker and extractor, plumbing for washing machine, space for appliances.

FIRST FLOOR LANDING With cupboard housing gas fired central heating boiler.

BEDROOM ONE 8' 0" x 12' 5" (2.45m x 3.81m) With radiator, double glazed window, fitted wardrobes along one wall with sliding doors including mirrored section.

BEDROOM TWO 10' 1" x 8' 7" (3.09m x 2.63m) With radiator, double glazed window to front.

BEDROOM THREE 10' 1" x 5' 6" (3.09m x 1.69m) With radiator, double glazed window to front.



BATHROOM With ladder radiator, tiled walls, double glazed window, panelled bath with electric shower over, wash basin with cupboard under, low level wc.

OUTSIDE The house stands behind a peat gravelled fore-garden providing additional parking toward with a block paved drive. There are double gates and to the rear is an enclosed garden with patio area, astro turf area, garden with raised sleepers and fenced boundaries.

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.

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



WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444