

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



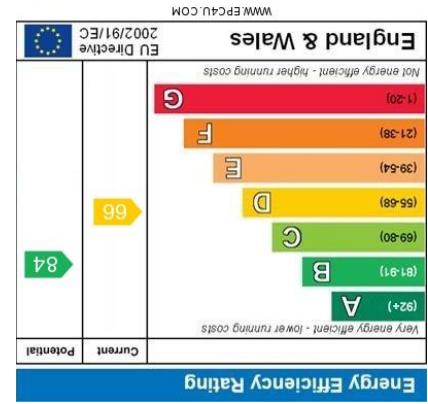
**LEGAL READY**

"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)



- No chain
- Link detached house
- Three well proportioned bedrooms
- Refitted kitchen and bathroom
- Majority double glazed
- Gas central heating

Mercia Close, Coton Green, Tamworth, B79 8LZ

£225,000



## Property Description

Occupying a cul de sac location off Roman Way well placed with regard to local schools for children of all ages and for commuting, this link detached house has the advantage of no upward chain. Served by gas central heating and having majority UPVC double glazing the property has a refitted kitchen, refitted bathroom, new internal doors but is in need of some cosmetic finishing. Having the advantage of an integral garage and driveway the property provides an excellent opportunity for buyers and in more detail comprises:-

**SIDE ENTRANCE PORCH** With double glazed front door, single glazed rear door and half double glazed stained glass door leading to entrance door.

**ENTANCE HALL** With radiator, staircase leading off and secondary glazed window.

**FITTED KITCHEN** 7' 10" x 10' 3" (2.41m x 3.14m) With radiator, double glazed window and having units incorporating sink unit with mixer tap, base cupboards, base drawers, range of wall cupboards, space for cooker, space for washing machine with plumbing.

**THROUGH LOUNGE / DINING ROOM**

**LOUNGE** 12' 1" x 11' 1" (3.70m x 3.40m) With radiator, double glazed bay to front.

**DINING AREA** 11' 7" x 8' 7" (3.55m x 2.62m) With radiator and double glazed sliding patio doors to rear.

**FIRST FLOOR LANDING** Recess with built-in cupboard.

**BATHROOM** Two double glazed windows, panelled bath, pedestal wash hand basin, low level wc, separate shower compartment with thermostatic shower over and towel radiator (to be fitted).

**BEDROOM ONE** 12' 4" x 9' 11" (3.77m x 3.03m) With radiator, double glazed window to front and recess.

**BEDROOM TWO** 8' 2" x 10' 6" (2.49m x 3.21m) With radiator, double glazed window to rear and recess.

**BEDROOM THREE** 9' 6" x 9' 0" (2.90m x 2.75m) With radiator, double glazed window and wardrobe in recess.

**GARAGE** 15' 9" x 7' 9" (4.82m x 2.37m) Up and over door, wall mounted gas fired central heating boiler, electric light, power points.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** The house stands behind a block paved driveway with parking for several vehicles and there is gated right access.

To the rear is an enclosed garden with patio, garden and fencing.

**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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