



**Angelica
Amington
Tamworth
B77 3JZ**

A delightful extended home which has been refitted and is well appointed throughout.

The property has spacious accommodation which benefits from the option of a ground floor fourth bedroom.

**Asking
price
£219,950**

49 Angelica, Amington, Tamworth, Staffordshire, B77 3JZ

Offering for sale this outstanding extended semi detached home which is well appointed throughout. The garage has been converted to a sitting room or option of a fourth ground floor bedroom, it would also be ideal as a home office for anyone working from home. The property comprises briefly of:

- * Reception Porch *
- * Lounge and Extended Dining Room *
- * Family Room / Bedroom 4 *
- * Refitted extended Kitchen *
- * Landing *
- * Three Bedrooms *
- * Refitted Bathroom *
- * Double Glazing and Gas Central Heating *
- * Full width Block Paved Driveway *
- * Gardens *
- * MUST BE VIEWED TO BE FULLY APPRECIATED *

The accommodation comprises in further detail:

ASKING PRICE £219,950

TO THE GROUND FLOOR

RECEPTION PORCH

Having double glazed door and multi pane side window.

FAMILY ROOM / BEDROOM 4 12'10 x 7'3 (3.91m x 2.21m)

Converted from the former garage and having multi pane double glazed window and double glazed side window, wall mounted electric heater, fitted cupboards and shelving. It would be ideal for use as a fourth bedroom or a home office.

LOUNGE WITH EXTENDED DINING AREA 32'3 x 9'10 max, 9'3 min (9.83m x 3.00m max, 2.82m min)

Having multi pane double glazed window to the front, marble style fireplace and inserts with living flame gas fire inset, modern vertical radiator and supplementary electric heater.



DINING AREA

Having laminate flooring, further radiator and double glazed double doors leading to garden.

INNER HALLWAY

Having part glazed door and stairs off to first floor.

REFITTED KITCHEN 16'8 x 8 max, 7 min (5.08m x 2.44m max, 2.13m min)

The kitchen has been extended and refitted and comprised of double glazed window, tiled flooring, modern vertical radiator, work surfaces with ceramic tiling above, sink with drainer and mixer tap over, space for cooker with extractor over, space for stand up fridge freezer, range of base cupboards and drawers, full height larder unit, range of wall cupboards, space for appliances including dishwasher, washing machine and dryer, double glazed side door and down lighters to ceiling.

TO THE FIRST FLOOR

LANDING

Having loft access and fitted airing cupboard.

BEDROOM 1 8'10 x 15 (2.69m x 4.57m)

Having multi pane double glazed window, coving surround to ceiling and radiator.

BEDROOM 2 26'2"32'9" x 22'11"32'9" (8'10 x 7'10)

Having laminate flooring, double glazed multi pane window to rear, coving surround to ceiling and radiator.

BEDROOM 3 8'6 x 9'5 (2.59m x 2.87m)

Having double glazed multi pane window to the front, coving surround to the ceiling and radiator.

REFITTED FAMILY BATHROOM

Having white suite comprising of bath with shower over and glass shower screen, WC, wash basin set over vanity cupboard, full ceramic tiling to walls, large wall mounted mirror, tiled flooring, wall mounted towel rail and double glazed multi pane window.

TO THE EXTERIOR

To the front of the property is a full width block paved driveway providing ample parking.

Side access leads to enclosed rear garden with timber decked patio area and lawn with planted borders.

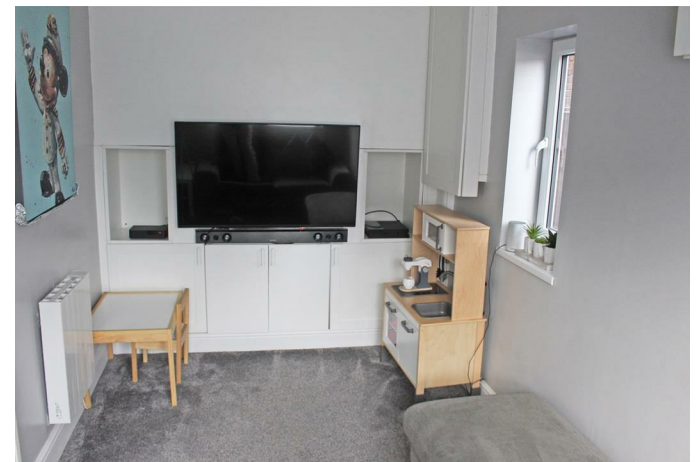
GENERAL INFORMATION

TENURE

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

SERVICES

We understand all main services are connected.



COUNCIL TAX

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

FIXTURES AND FITTINGS

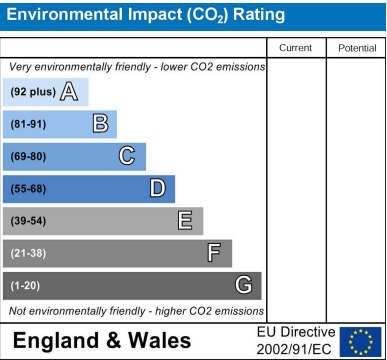
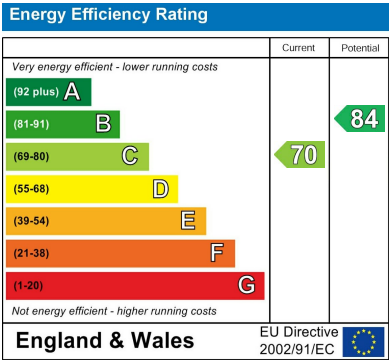
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

VIEWING

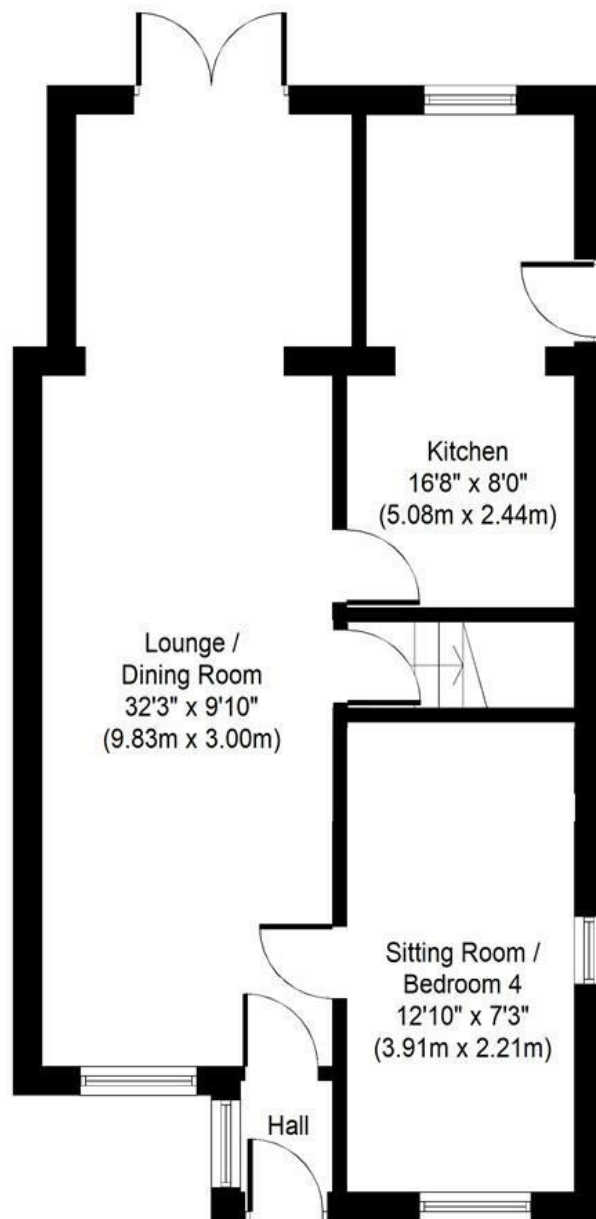
By prior appointment with Mark Evans & Company on 01827 311300

DISCLAIMER

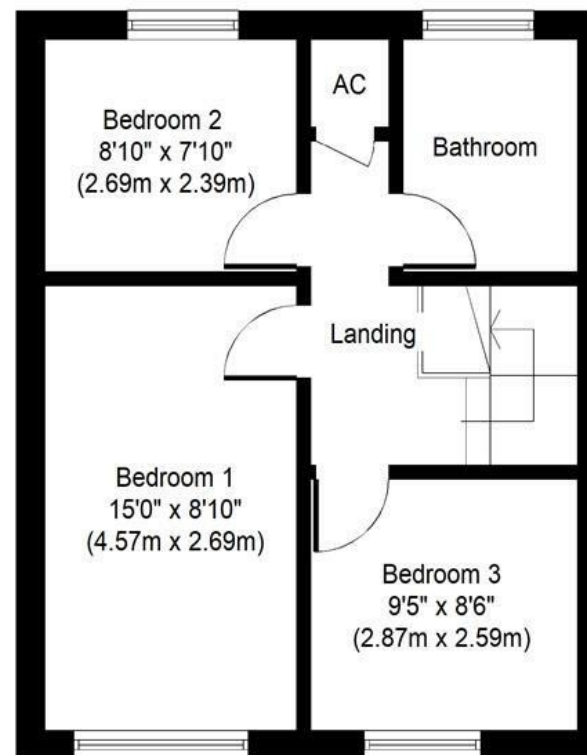
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.







Ground Floor
Approximate Floor Area
621 Sq. ft.
(57.7 Sq. m.)



First Floor
Approximate Floor Area
423 Sq. ft.
(39.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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:

NO UPFRONT COSTS and COMPETITIVE FEES which are **NO SALE NO FEE**

SALES BROCHURES produced in house

TOP QUALITY ADVERTISING (check your local Tamworth Herald)

INTERNET SERVICES including **RIGHTMOVE, ON THE MARKET** and our own website.

Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

Eye catching **FOR SALE BOARD**

ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE

REGULAR CLIENT CONTACT with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

NOTES:

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.