





## Property Description

Occupying a level plot on this very sought after development which is well placed on a bus route into Tamworth and Lichfield the bungalow also has close proximity to a local shop. The bungalow represents an excellent opportunity providing spacious accommodation with majority double glazing and gas central heating and the benefit of both a carport and garage. Opportunities to acquire a bungalow such as this are rare and viewing is recommended of the accommodation which in more details comprises;

**ENTRANCE PORCH** With glazed double doors and further glazed door leading to:-

**L-SHAPED ENTRANCE HALL** With radiator, access to loft and airing cupboard.

**L-SHAPED LOUNGE/DINING AREA** 18' 0" x 15' 4" (5.51m x 4.69m) Lounge area 10' 4" x 15' 4" (3.15m x 4.69m)

With radiator, double glazed bow window to front and brick fire surround.

Dining area 8' 0" x 12' 2" (2.46m x 3.71m)

With radiator and door leading to:-

**KITCHEN** 11' 0" x 8' 10" (3.37m x 2.71m) With stainless steel double drainer sink unit, base cupboards, larder unit, space for appliances, tiling to walls, wall mounted Baxi gas fired central heating boiler, glazed door and window leading to:-

**SUN LOUNGE** 8' 4" x 7' 9" (2.56m x 2.37m) With radiator, electric heater and single glazed windows and exterior side door.

**BEDROOM ONE** 13' 1" x 9' 11" (4.00m x 3.04m) With radiator, double glazed window to rear and built in wardrobes and cupboard along one wall.

**BEDROOM TWO** 9' 4" x 9' 10" (2.85m x 3m) With radiator and double glazed window to front.

**RECENTLY REFITTED SHOWER ROOM** With radiator, panelled walls, double glazed window and having a white suite comprising; low level WC, wash basin with vanity cupboards under, double shower compartment with handrails and Triton electric shower over.

### OUTSIDE

**GARAGE** 15' 11" x 8' 3" (4.87m x 2.52m) With up and over door, door to rear, electric, light and power points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

The garage is approached via a multi vehicle block paved driveway and carport and to the front of the bungalow is an established lawned garden with mature shrubs and bushes. There is gated access to the right hand boundary through to the rear where there is an attractively presented enclosed garden with patio area, cold water tap, timber shed, pathway, lawns, a variety of shrubs and trees.

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is leasehold but will be freehold on completion. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444