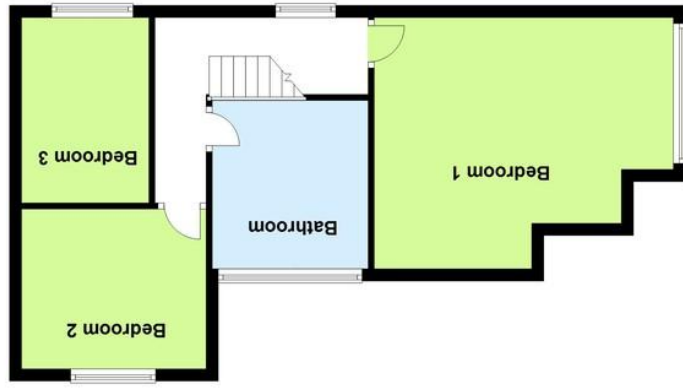


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1084.1 sq. feet



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 Conveyor.

Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- DETACHED
- TOWN CENTRE LOCATION
- SPACIOUS LOUNGE
- KITCHEN DINING FAMILY ROOM
- FAMILY BATHROOM

Seaton House, Prospect Street, Tamworth, B79 7ET

£325,000

## Property Description

For sale is this immaculate detached property, a testament to modern living with an open-plan design. Ideal for families or couples, this property offers an abundance of space and a welcoming atmosphere.

The residence boasts three double bedrooms, ample living space for relaxation and rest. The bedrooms are well-proportioned, offering plenty of room to accommodate a range of furnishings to suit your individual needs.

The bathroom is a haven of tranquility, large in size with a separate shower cubicle, giving you the luxury of choice between a quick refreshing shower or a long, relaxing soak.

The heart of the home is the open-plan kitchen, bathed in natural light and complemented by a dedicated dining space. It's perfect for entertaining, allowing you to cook and socialise simultaneously.

Further enhancing the appeal of this property is the spacious reception room. The large windows bathe the room in natural light, creating a bright and airy space for lounging and entertaining.

The property also features a cosy fireplace, adding warmth and charm to the home, particularly on those chilly evenings. The convenience of parking is another unique feature of this property, a sought-after commodity in today's market.

The location is equally impressive, with excellent public transport links and local amenities within easy reach. It's a heaven for outdoor enthusiasts with nearby parks, walking routes, and cycling routes.

In summary, this property offers a perfect balance of style and practicality that will surely appeal to any discerning buyer. Viewings are highly recommended to fully appreciate the quality of this property.

Approach property via the path to front door which open into:-

**SPACIOUS HALLWAY** With stairs leading to the first floor, open to:-

**LOUNGE** 18' 8" x 23' 8" (5.69m x 7.21m) Double glazed window to front and side, laminate flooring, central heating radiator, feature fireplace.

**KITCHEN DINER** 24' x 16' 9" max (7.32m x 5.11m) Having a range of wall and base units with work surfaces, hob, double oven, door leading to sun room, double glazed windows to rear, feature fireplace, stainless steel sink, drainer and mixer tap, central heating boiler, having a dining area space and snug area.

**FIRST FLOOR LANDING** Having window to front and airing cupboard.

**BATHROOM** With low level wc, double glazed window to rear, panelled bath, separate shower cubicle with mixer shower and wash hand basin.

**BEDROOM THREE** 10' 1" x 10' 5" (3.07m x 3.18m) With double glazed window to rear, central heating radiator.

**BEDROOM TWO** 7' 3" x 12' 7" (2.21m x 3.84m) With double glazed window to front, central heating radiator.

**BEDROOM ONE** 16' 2" max x 12' 1" (4.93m x 3.68m) With double glazed window to rear, double glazed window to side, central heating radiator, laminate flooring.

To the rear there is a sun room with sliding doors that lead to the garden.

The garden has side gated access leading to the front and double gated access leading to the rear offering off road parking, lawned areas with shrub and plant borders.

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

**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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