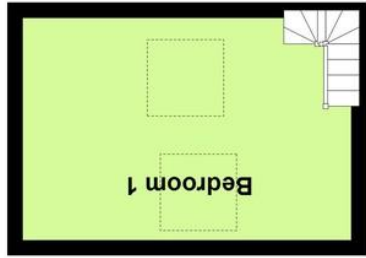
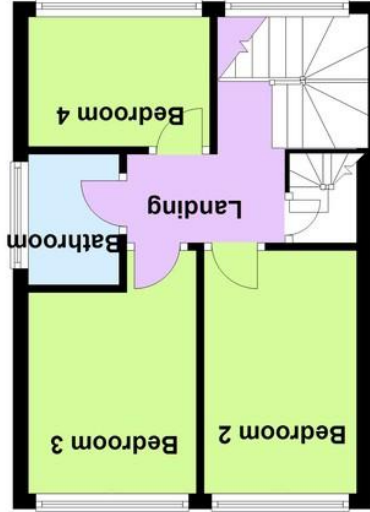


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

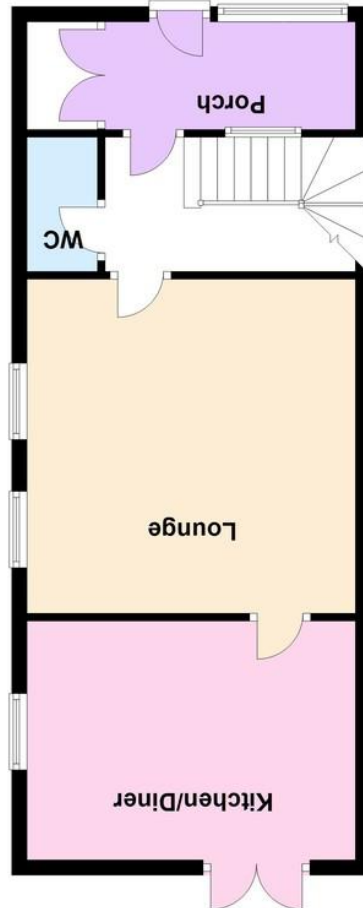
Total area: approx. 934.2 sq. feet



Second Floor
Approx. 135.0 sq. feet



First Floor
Approx. 269.8 sq. feet



Ground Floor
Approx. 509.3 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 Conveyer.



Tamworth | 01827 68444 (option 1)



- FOUR BEDROOMS
- GUEST WC
- SPACIOUS LOUNGE
- KITCHEN DINER
- FAMILY BATHROOM
- LARGE DRIVEWAY

Highcliffe Road, Tamworth, B77 1EF | Asking Price Of £285,000



Property Description

A well presented four bedroom semi detached set in a prime location with large driveway, front and rear gardens, four good sized bedrooms, spacious lounge, kitchen/diner, guest wc a family bathroom.

Approach the property via the large driveway and front door into enclosed porch.

ENCLOSED PORCH With storage cupboard, further door into hallway.

HALLWAY Having stairs, under stairs storage cupboard, guest wc.

GUEST WC Having wash hand basin, double glazed window to side, low level wc.

LOUNGE DINER 15' 9" x 14' 1" (4.8m x 4.29m) With electric feature fireplace, central heating radiator, two double glazed windows to side.

KITCHEN 10' 1" x 14' 5" (3.07m x 4.39m) With wood effect work surfaces, wall and base units, gas hob, electric oven, sink with mixer taps, dishwasher space, fridge/freezer space, wood effect flooring, double doors leading to the garden.

OUTSIDE The property benefits from having side access with garden side, decked patio area, to the rear of the garden is a gym/workshop with electric points and power and lighting and further storage shed to the side, lawned area.

FIRST FLOOR LANDING Having double glazed window to front and loft access which leads up to bedroom one.

BEDROOM TWO 9' 6" x 7' 2" (2.9m x 2.18m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 7' 3" x 7' 2" (2.21m x 2.18m) With central heating radiator, double glazed window to rear.



BEDROOM FOUR 6' 6" x 7' 7" (1.98m x 2.31m) With double glazed window to front, central heating radiator.

BEDROOM ONE 13' 10" x 9' 11" (4.22m x 3.02m) This room is in the loft and has building regulations and planning permission, having Velux windows to the ceiling, central heating radiator.

FAMILY BATHROOM Pedestal wash hand basin, panelled bath with mixer taps, double glazed window to side, electric shower over bath and low level wc.

Council Tax Band B - Tamworth Borough Council

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

