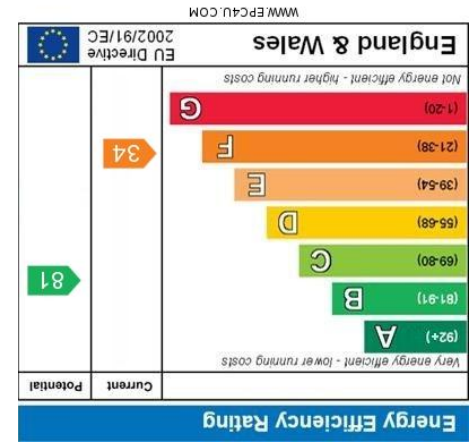


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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)



- Three bed terraced cottage with extensive grounds
- Double glazing
- LPG heating
- Unique opportunity

, Middleton Lane, Allen End, Middleton, Tamworth, B78 2BW

Auction Guide Price
 £300,000



Property Description

FOR SALE BY MODERN METHOD OF AUCTION. This deceptively spacious extended three double bedroomed mid terraced cottage dates back originally we believe to over 300 years and has a wealth of exposed beams and traditional features. The property is served by LPG heating and has sealed unit double glazing and stands an extensive plot being predominately lawned with driveways, garage space with insitu container unit, workshop with electric supply. The property has been owned by the current owner for approximately 60 years but the property is now in need of modernisation and refurbishment. Properties in the very near vicinity have a mix of home business use as well as residential and the property is fantastically situated with regard to commuting being well situated close to the surrounding road network including the A38, A446, M42, M6, M6 Toll Road with neighbouring commercial centres including Sutton Coldfield, Tamworth, Coleshill, Lichfield and Birmingham all within convenient commuter distance. Viewing is recommended to fully appreciate the scope offered and in more detail the property comprises:-

RECEPTION HALL With half double glazed front door, radiator, cloaks cupboard.

FITTED CLOAKROOM With double glazed window, wash basin, low level wc, half tiled walls.

SITTING ROOM 14' 6" x 13' (4.42m x 3.96m) Being part of the original cottage with double glazed bay window, beamed ceiling, wood burning stove, staircase leading off and door leading through to dining room.

DINING ROOM 15' x 11' 4" (4.57m x 3.45m) With two double glazed windows, open fireplace, exposed beams, door to lobby.

LOBBY With storage cupboard, radiator and double glazed door leading to porch.

PORCH With two double glazed windows and exterior door.

FARM HOUSE STYLE KITCHEN 14' 10" x 13' (4.52m x 3.96m) With two sets of double glazed windows to the side and front, units incorporating sink unit with mixer tap, base cupboards, base drawers, wall cupboards, electric hob, oven and washing machine.

FIRST FLOOR LANDING Approached via a steep staircase from the sitting room upto landing with exposed beams, radiator.

BEDROOM ONE 15' x 12' 8" (4.57m x 3.86m) With radiator, dual aspect double glazed windows.



BEDROOM TWO 15' x 10' plus chimney breast (4.57m x 3.05m) With double glazed window, radiator, fitted wardrobes with bed space between and further fitted wardrobe.

BEDROOM THREE 11' 9" x 11' 4" plus wardrobe (3.58m x 3.45m) With radiator, double glazed window, wardrobe and airing cupboard housing the Baxi LPG fired central heating boiler.

BATHROOM Double glazed window, tiled walls and floor, double shower compartment, wash basin, vanity cupboards, low level wc and radiator.

OUTSIDE The property is approached via a driveway, the front section of which is owned by a neighbouring property but with permanent right of access over it, together with further driveway area leading through to garage space with walls for a garage which does not have a roof and housing the container unit. There are extensive grounds being predominantly lawned with further driveway area and parking, lawns, established trees and shrubs, LPG storage tank. There is a store room to the side of the sitting room.

DETACHED WORKSHOP 11' 9" x 12' 9" (3.58m x 3.89m) With electric light, power points, multiple fuel stove.

The property has a right of way pathway leading directly from Middleton Lane to the porch but this is not owned by the property.

AGENTS NOTE Mains electric and water are connected. Drainage is to septic tank, central heating is via LPG.

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

