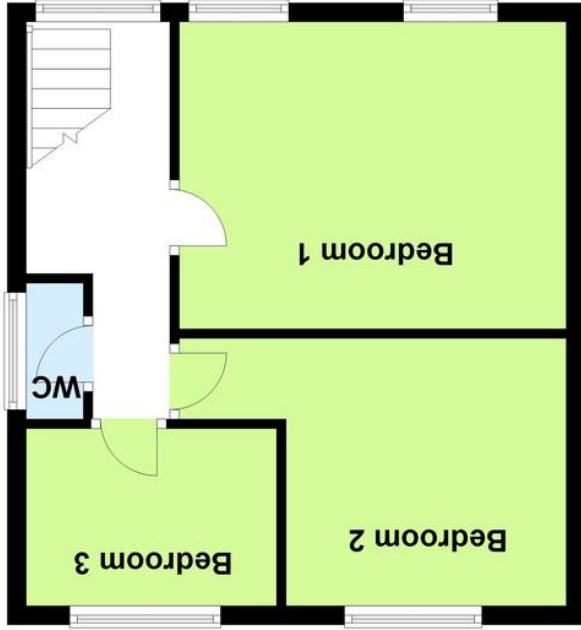
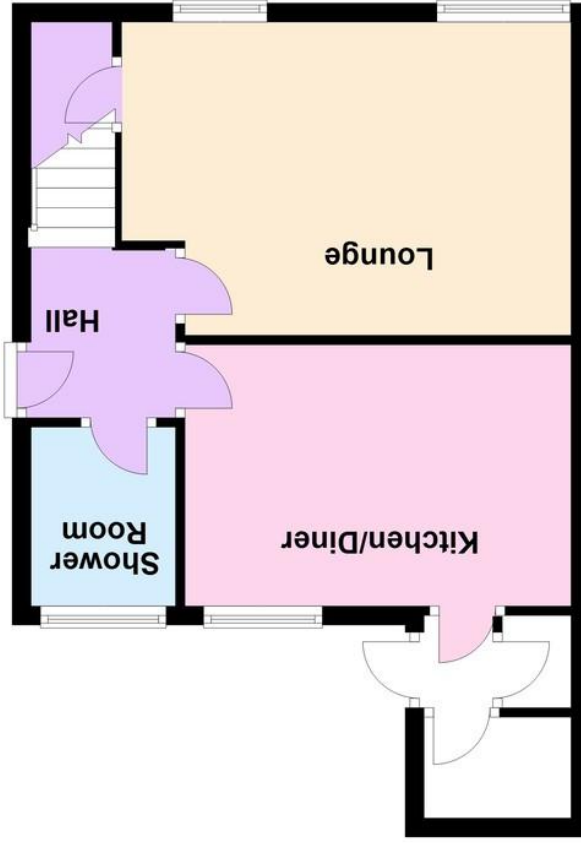


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 802.2 sq. feet

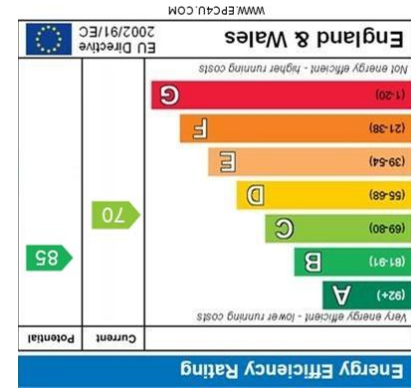


First Floor
 Approx. 382.2 sq. feet



Ground Floor
 Approx. 420.0 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
- LARGE DRIVEWAY
- KITCHEN DINER
- LOUNGE
- DOWNSTAIRS SHOWER ROOM
- PRIVATE REAR GARDEN

Hill Top Avenue, Tamworth, B79 8QB

£225,000



Property Description

A three bedroom semi detached set in a prime location with local amenities and excellent school catchments.

Approach the property via the large driveway, being gravelled and lawned, front door into:-

HALLWAY Having access to the kitchen diner.

KITCHEN DINER 10' 3" x 13' 10" (3.12m x 4.22m) Having been recently updated with double glazed windows to rear, wall and base units and work surfaces, space for cooker and fridge/freezer, tiled flooring, door leading to brick built storage cupboards and further door leading out to the garden.

DOWNSTAIRS SHOWER ROOM Having pedestal wash hand basin, low level wc, double glazed window to rear, corner shower cubicle with electric shower over, laminate flooring.

LOUNGE 16' 10" x 9' 9" (5.13m x 2.97m) With two double glazed windows to front, feature fireplace, central heating radiator.

FIRST FLOOR LANDING Having double glazed window to front, doors off to:-

BEDROOM ONE 11' 10" x 9' 11" (3.61m x 3.02m) Having fitted wardrobes, double glazed window to front, central heating radiator.

BEDROOM TWO 10' 3" x 9' 8" (3.12m x 2.95m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 7' x 8' 1" (2.13m x 2.46m) Double glazed window to rear, central heating radiator, fitted wardrobes.

WC Having double glazed window to side, central heating radiator, wash hand basin.

OUTSIDE To the rear of the property is a private rear garden with side gated access.



Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 75 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 - Virgin Media, Openreach

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