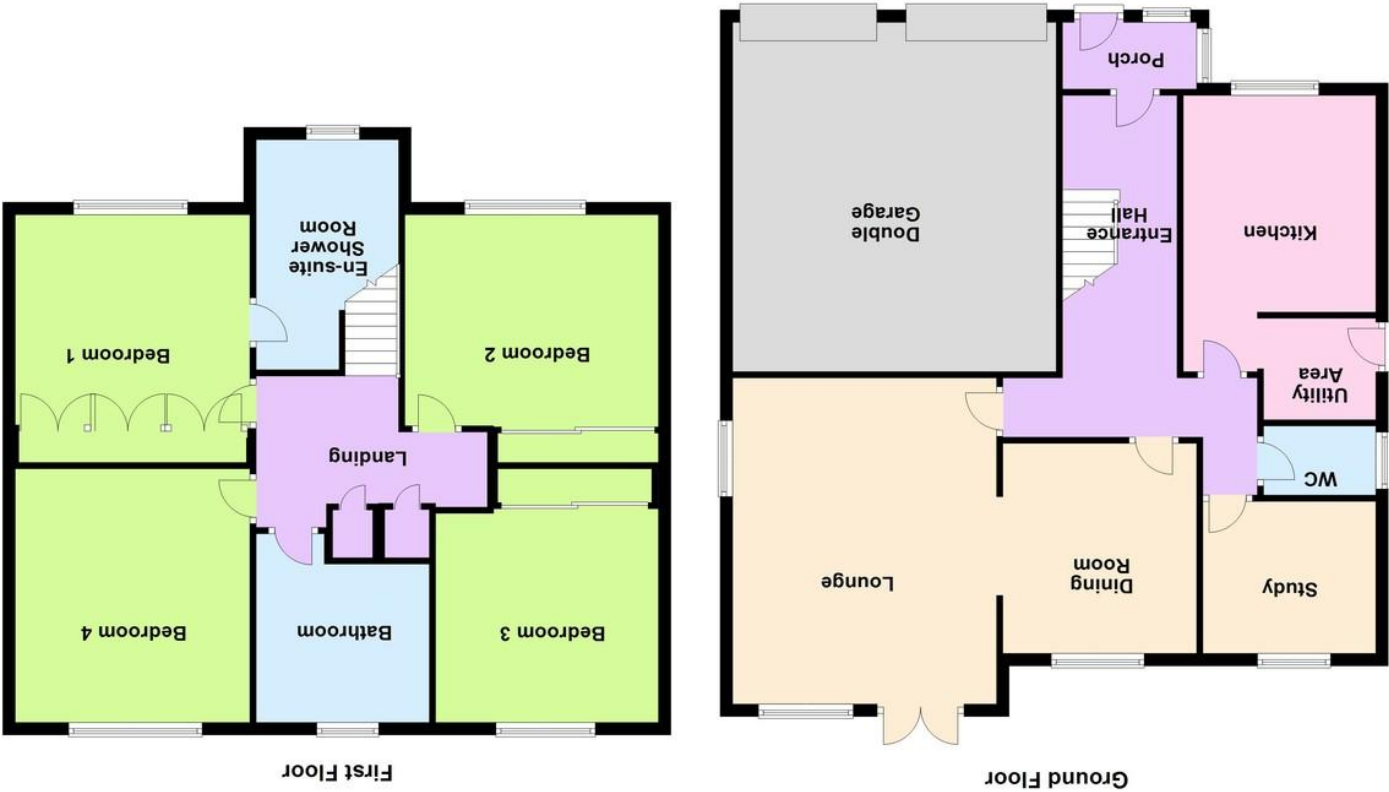


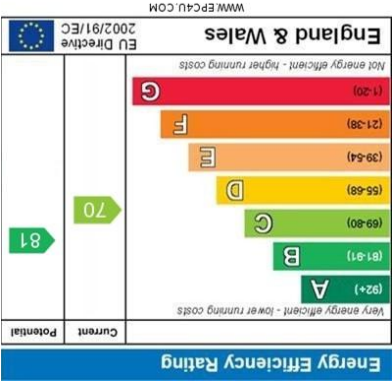
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

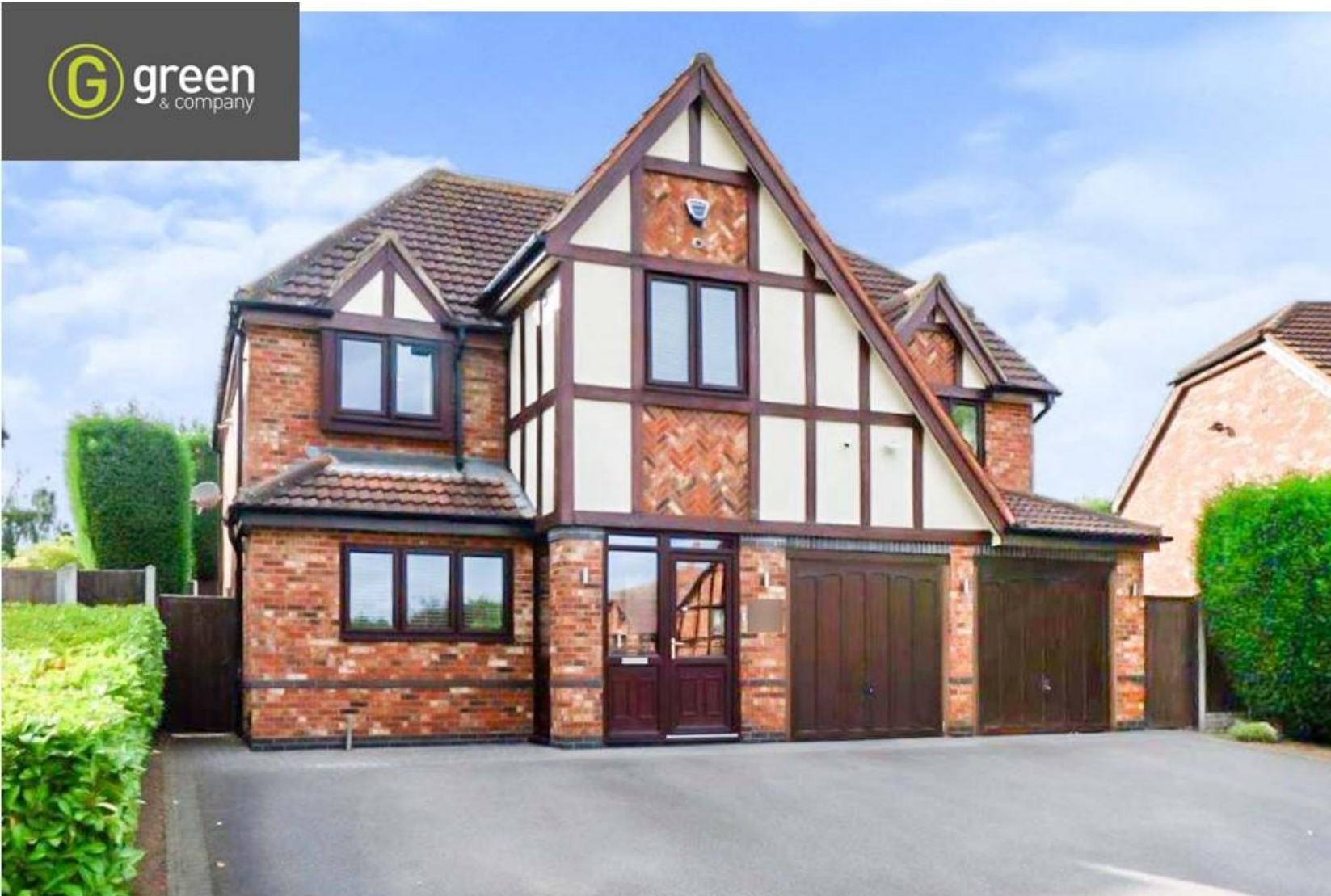
Please feel free to relay this to your Solicitor or License Conveyancer.



Tamworth | 01827 68444 (option 1)



- A SUPERB FAMILY DETACHED HOUSE ON A GREAT PLOT
- FOUR DOUBLE BEDROOMS, THREE WITH FITTED WARDROBES
- LUXURY BATHROOM AND LUXURY EN SUITE SHOWER ROOM



Shannon, Tamworth, B77 2NZ

£470,000



Property Description

This very spacious family detached house occupies a superb plot enjoying a large rear garden and very large front driveway. Being well located on this popular development the property is ideal for local schools for children of all ages, local shops and for commuting via road and rail. The property features four double bedrooms, the master with Hammonds fitted wardrobes with two further rooms with fitted wardrobes and luxury family bathroom together with a luxury en suite shower room. The ground floor incorporates three reception rooms including a study, fitted guest cloakroom, kitchen and utility. The property benefits from a double garage and is served by gas central heating and has double glazing throughout. The well presented accommodation needs to be viewed internally to be appreciated and in more detail comprises: -

ENTRANCE PORCH With double glazed front door and window, further double glazed door leading through to: -

RECEPTION HALL With radiator, cupboard under stairs, staircase leading to the first floor.

FITTED CLOAKROOM With radiator, double glazed window, low level wc and wash basin.

SPLENDID LOUNGE 17' 1" x 14' (5.21m x 4.27m) With double glazed windows to two aspects, fireplace, double glazed double French doors to the rear garden, two radiators and open archway leading through to:-

DINING ROOM 11' x 10' 4" (3.35m x 3.15m) With radiator, door to the hall and double glazed window.

STUDY 8' x 9' (2.44m x 2.74m) With radiator, double glazed window.

KITCHEN 10' 8" x 9' 10" (3.25m x 3m) With a range of units incorporating stainless steel sink unit with mixer tap, base cupboards and drawers, wall cupboards, tiled splash backs, gas hob, electric double oven, radiator, double glazed window to front.

UTILITY ROOM 5' 10" x 5' 2" (1.78m x 1.57m) With double glazed exterior door, stainless steel sink unit, base cupboards, plumbing for washing machine.

FIRST FLOOR LANDING With two airing cupboards, radiator.

BEDROOM ONE 11' 3" x 17' 4" plus wardrobes (3.43m x 5.28m) With radiator, double glazed window to front and built-in Hammonds wardrobes along one wall.

LUXURY EN SUITE SHOWER ROOM With radiator, double glazed window, twin wash basins with vanity drawers and automatic lighting and mirror cabinet over, low level wc, large shower compartment with rainfall shower and attractive tiled splash backs.

BEDROOM TWO 11' 1" x 13' (3.38m x 3.96m) With radiator, double glazed window to front, built-in wardrobes with sliding mirror doors.

BEDROOM THREE 10' x 12' 4" plus wardrobes (3.05m x 3.76m) With radiator, double glazed window to rear, built-in wardrobe with sliding mirror doors.

BEDROOM FOUR 11' 4" x 12' 6" (3.45m x 3.81m) With radiator, double glazed window to rear.

LUXURY BATHROOM With tiled floor and splash backs, panelled bath with side mixer tap and rainfall shower over, low level wc, wash basin with vanity drawer under, tall feature radiator.

DOUBLE GARAGE 18' x 17' 2" (5.49m x 5.23m) With two up and over doors, electric light, power points, loft storage area and Baxi gas fired central heating boiler with adjacent hot water cylinder. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The property stands behind a very wide tarmac driveway with excellent parking facilities with gated access along both boundaries.

To the rear is a superb enclosed garden with full width patio and storage both sides, steps leading up to a lawned garden with boundary screening conifers

Council Tax Band F - 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

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