

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

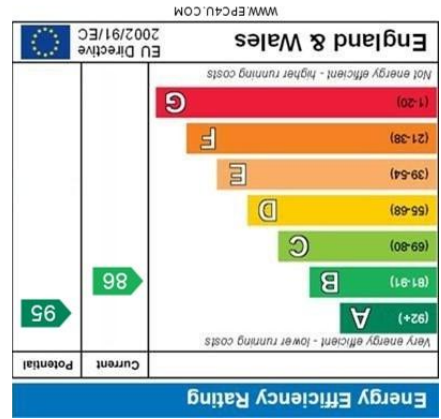
Total area: approx. 1334.3 sq. feet



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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....Date .....



- THREE DOUBLE BEDROOMS
- MASTER WITH EN SUITE
- LUXURY BATHROOM
- OPEN ASPECT TO REAR
- KITCHEN DINER
- SPACIOUS LOUNGE

52 Meadow Way, Tamworth, B79 0EE

£325,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

**Driveway** to side leading to the garage, garden and path leading to the front door, lawned fore-garden.

**ENTRANCE HALL** Double glazed door to front aspect, central heating radiator, tiled floor and doors to:

**CLOAKROOM** Obscure double glazed window to front aspect, low level WC, pedestal hand wash basin, central heating radiator, tiled floor and half tiled walls.

**LOUNGE** 16' 2" x 11' not into recess (4.93m x 3.35m) Double glazed window to rear aspect, double glazed double opening door leading to the garden, central heating radiator, ceiling light point and storage cupboard.

**KITCHEN DINER** 13' 6" x 9' 2" (4.11m x 2.79m) Double glazed window to front aspect, a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, gas hob and oven with extractor fan, integrated dishwasher and fridge/freezer, tiled floor, central heating radiator, ceiling light point and spotlights.

**FIRST FLOOR LANDING** Double glazed window to side aspect, central heating radiator, airing cupboard and stairs to the second floor.

**BEDROOM TWO** 16' 2" x 12' 2" into recess (4.93m x 3.71m) Two double glazed windows to rear aspect and central heating radiator.

**BEDROOM THREE** 10' 2" x 9' 2" (3.1m x 2.79m) Double glazed window to side aspect, double fitted wardrobes with mirrored sliding doors, central heating radiator and ceiling light point.

**BATHROOM** Double glazed window to front aspect, a white suite comprising of a bath with electric shower over and glass screen, low level WC, pedestal hand wash basin, central heating radiator, spotlights, tiled floor and fully tiled walls.



**SECOND FLOOR LANDING** Central heating radiator, ceiling light point and door leading to:

**BEDROOM ONE** 16' 2" x 15' 5" into recess (4.93m x 4.7m) Double glazed window to front aspect, sloping ceilings, triple fitted wardrobes, central heating radiator, ceiling light point, a Samsung aircon unit and door to:

**EN SUITE** Roof window and comprising of a walk-in shower with glass folding door, low level WC, pedestal hand wash basin, chrome central heating radiator, tiled floor and half tiled walls.

**GARDEN** Landscaped with Patio area, lawn, side access and fenced to boundaries.open aspect to the rear.

**GARAGE** Up and over door. Power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C – 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

