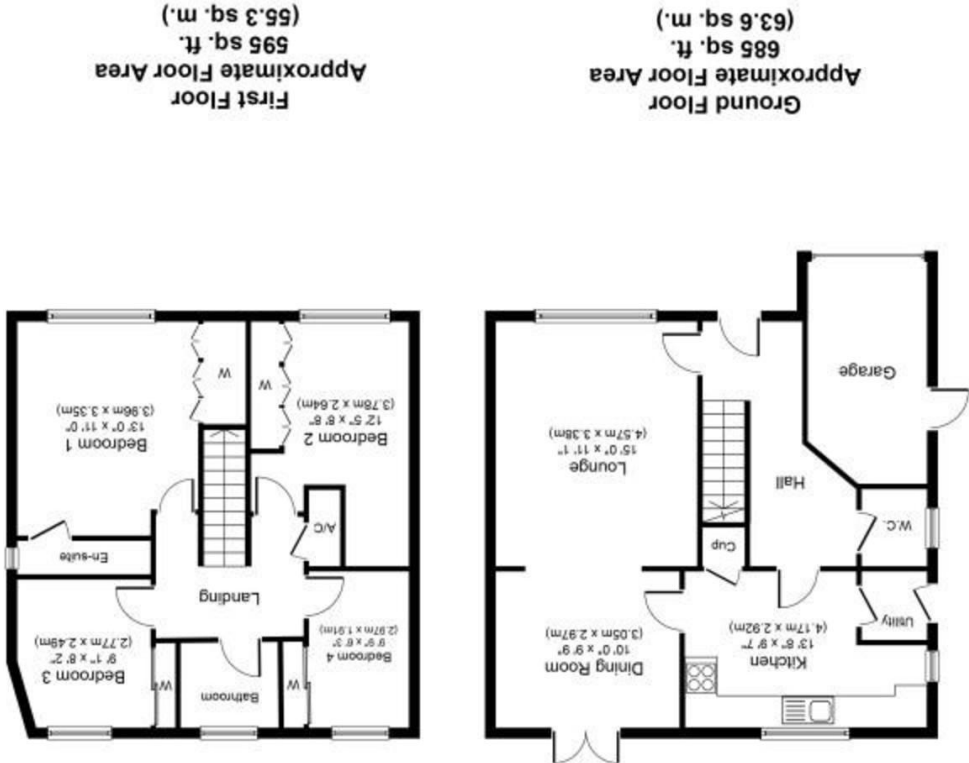


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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)



- WELL PRESENTED
- FOUR BEDROOM DETACHED
- OPEN ASPECT TO SIDE
- LARGE DRIVEWAY
- HALLWAY
- SPACIOUS LOUNGE

Mickleton, Wilnecote, Tamworth, B77 4QY

Asking Price Of £400,000





## Property Description

Modern detached four bedroom family home, superb corner plot in a cul de sac position.

**ENTRANCE HALL** Having radiator, stairs off to the first floor.

**DOWNSTAIRS WC** Having UPVC double glazed obscure glass window to side elevation, radiator, low flush wc, pedestal wash hand basin.

**LOUNGE** 11' 1" x 15' (3.38m x 4.57m) Having UPVC double glazed window to front, radiator and gas fire set into a wooden surround with marble hearth and bath and archway leading into the dining area.

**DINING AREA** 10' x 9' 9" (3.05m x 2.97m) Having laminate flooring, UPVC double glazed French doors to the rear, radiator and doorway leading into the kitchen.

**CONSERVATORY** 11' 4" x 13' 4" (3.45m x 4.06m) Double glazed and half brick built with double doors to the garden and laminate flooring.

**KITCHEN** 13' x 9' 7" (3.96m x 2.92m) Refitted kitchen having solid oak units with wall and base units, roll top work surfaces, one and a half bowl stainless steel sink with swan neck mixer tap over, fully integrated fridge, built in electric oven with four ring gas hob above and extractor over, tiled flooring, a range of tall storage, one radiator, UPVC double glazed window to rear and one UPVC double glazed window to side, under stairs storage cupboard and door leading into the utility.

**UTILITY ROOM** Having roll top work surface, one wall unit, range of base units, stainless steel sink, space for washing machine, radiator door leading out to the garden.

### FIRST FLOOR

**BEDROOM ONE** 13' x 11' (3.96m x 3.35m) Having UPVC double glazed window to the front, radiator and range of built in wardrobes with range of hanging rails and shelving.

**EN SUITE** Having UPVC double glazed window to side, low flush wc, pedestal wash hand basin, shower unit, one radiator and vinyl wood effect flooring.

**BEDROOM TWO** 8' 8" x 12' 5" (2.64m x 3.78m) Having UPVC double glazed window to front, radiator and a range of built in wardrobes.

**BEDROOM THREE** 8' 2" x 9' 1" (2.49m x 2.77m) Having UPVC double glazed window to rear, radiator and double built in wardrobes with mirror sliding doors.

**BEDROOM FOUR** 9' 9" x 6' 3" (2.97m x 1.91m) Having UPVC double glazed window to rear, radiator and built in double wardrobe with sliding mirrored doors.

**BATHROOM** Having UPVC double glazed obscure glass window, bath with mixer tap over, low flush wc, pedestal wash hand basin, one radiator and tiled flooring, and extractor.

**GARAGE** Having partially glazed door with access to the side, up and over door to front, power and lighting.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** The property is approached via a tarmac driveway with off road parking for two vehicles with garden to the side and feature slate borders, mature plants and is approached via a paved pathway up to the front of the property.

**REAR GARDEN** Having gated side entrance, garden has paved patio area with ornamental wall and steps leading up to further patio, shaped lawn with mature borders around, garden shed to the rear and fencing to three sides, completely screened by trees at the rear of the garden. Having outside lighting to front and rear.

Council Tax Band D - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 50Mbps.

Networks in your area - Openreach, Virgin Media

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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