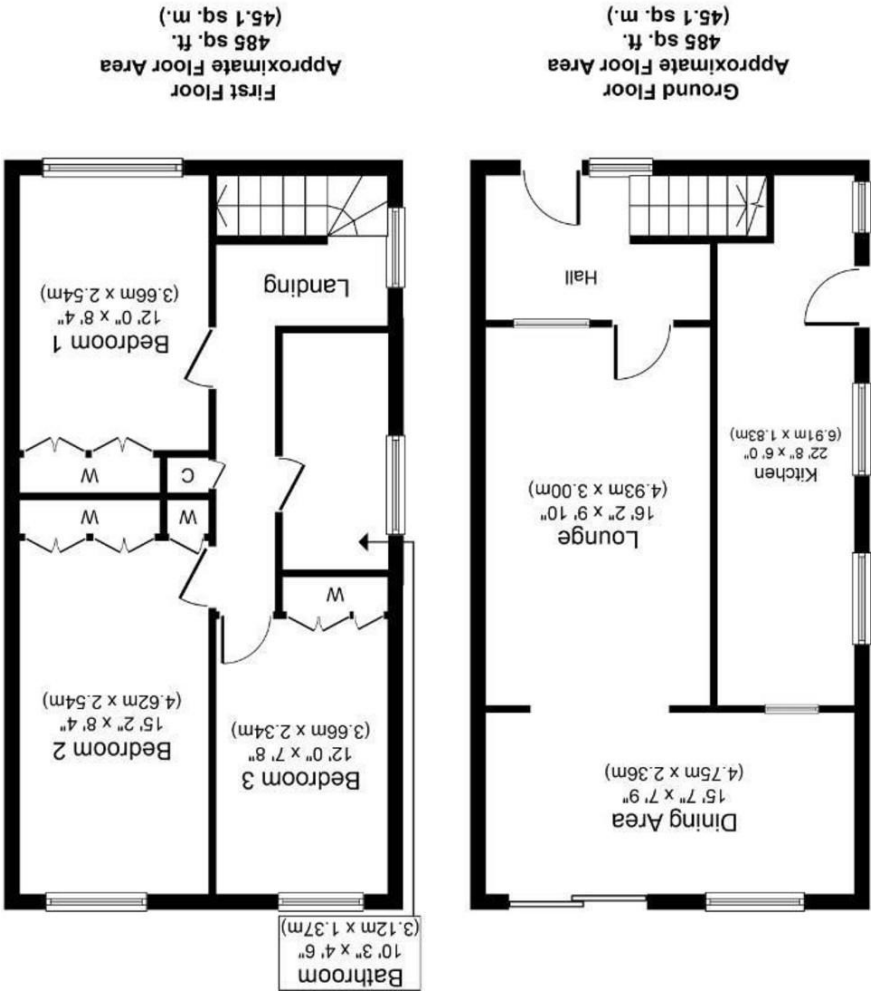
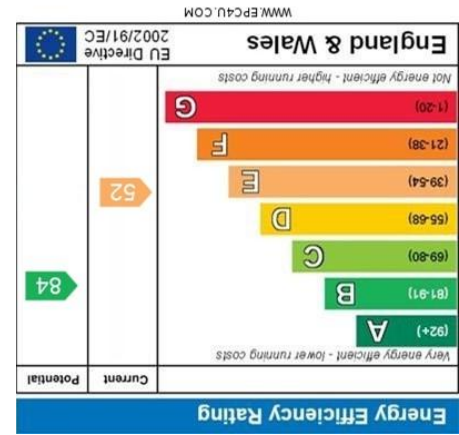


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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 Conveyer.



Tamworth | 01827 68444 (option 1)



- WELL PRESENTED
- THREE DOUBLE BEDROOMS
- PRIVATE SOUTH FACING GARDEN
- LARGE GARAGE
- DRIVEWAY
- LOUNGE DINER

Ashleigh Drive, Belgrave, Tamworth, B77 2LT

£270,000



## Property Description

Immaculately presented extended three double bedroom semi detached. Set in a quiet location close to local amenities.

**HALLWAY** 6' 2" x 9' 10" (1.88m x 3m) Power point, ceiling light, radiator, fitted unit.

**LOUNGE** 16' 2" x 9' 10" (4.93m x 3m) Wood effect laminate flooring, feature fire place, power point

**KITCHEN** 22' 8" x 6' (6.91m x 1.83m) Double glazed windows to side, wall and base units, built in oven and hob, integrated freezer, integrated dishwasher and integrated washer, fully tiled walls, tile splash back, built in fridge, power points, radiator.

**DINING AREA** 15' 7" x 7' 9" (4.75m x 2.36m) Wood effect laminate flooring, double glazed windows to rear, patio door to garden, radiator, power point.

**BEDROOM ONE** 12' 0" x 8' 4" (3.66m x 2.54m) Carpet, double glazed windows to front, built in wardrobe, radiator, power point, built-in drawers and fixed headboard.

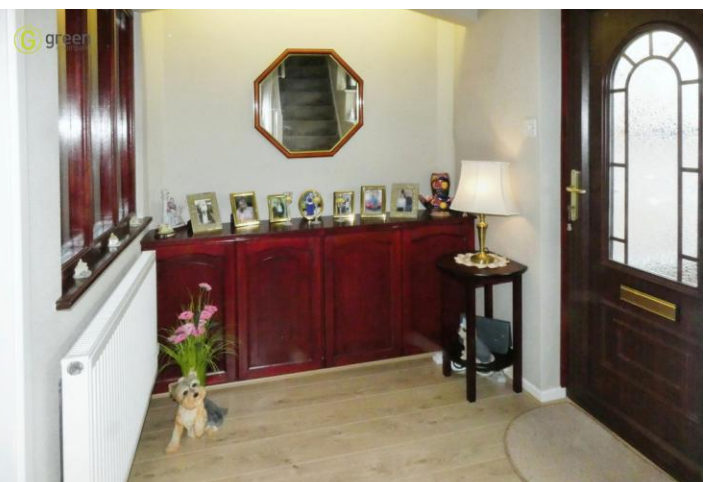
**BEDROOM TWO** 15' 2" x 8' 4" (4.62m x 2.54m) Carpet, double glazed windows to rear, built in wardrobe, power point, radiator.

**BEDROOM THREE** 12' x 7' 8" (3.66m x 2.34m) Carpet, double glazed windows to rear, power point, radiator, built in wardrobes, ceiling light.

**BATHROOM** 10' 3" x 4' 6" (3.12m x 1.37m) Wood effect vinyl flooring, double glazed windows to side, bath, walk in shower, low flush w/c, sink, radiator.

**GARAGE** 26' x 8' 9" (7.92m x 2.67m) Double glazed windows and door, power points.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**REAR GARDEN** Paved patio and side gate private and south facing with fish pond and shrub and plant borders.



Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 181 Mbps. Highest available upload speed 25 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

