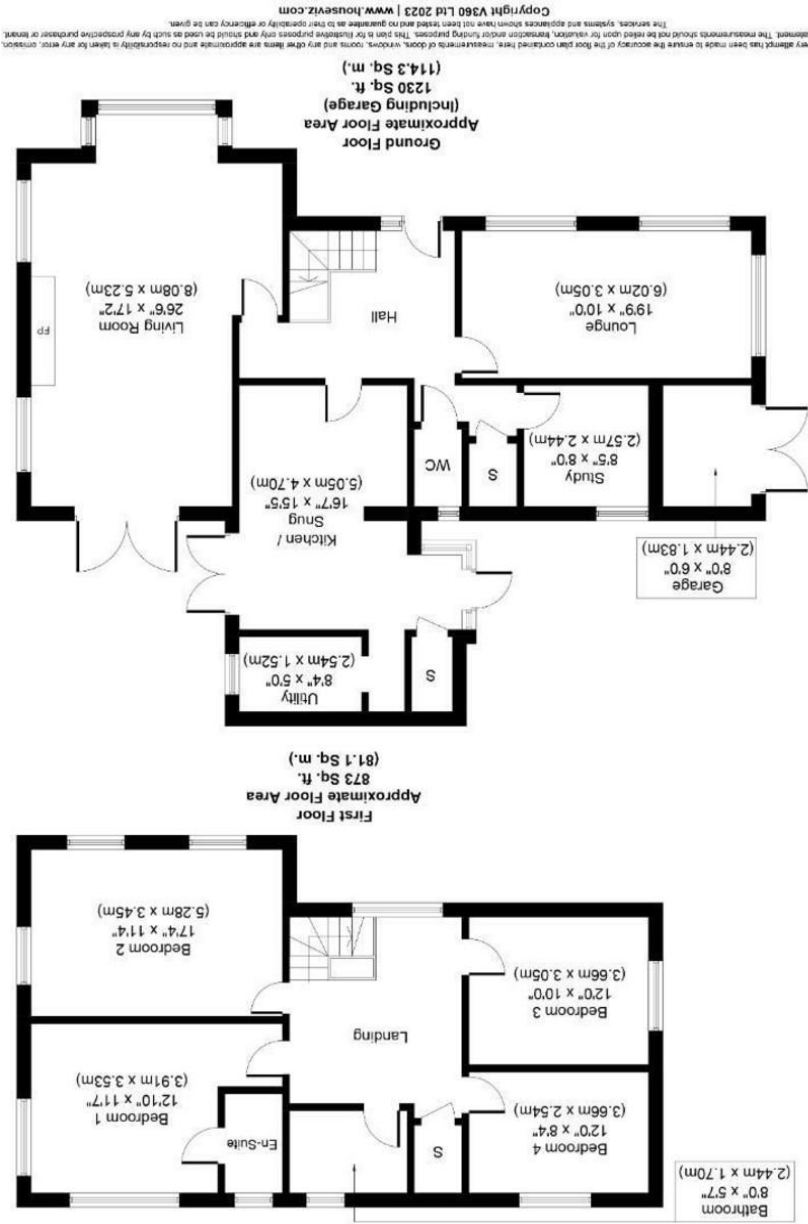


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
 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)



- STUNNING CHARACTER PROPERTY
- FOUR BEDROOMS
- POPULAR LOCATION
- DETACHED PROPERTY

, Salters Lane, Tamworth, B79 8BH

£450,000



Property Description

This exceptional four bedroom, traditional, detached family home has to be viewed to be truly appreciated and offers an abundance of charm, character and space throughout. The property is perfectly placed for access to Tamworth town centre, Tamworth railway station and all commuter routes and in brief comprises; entrance hall, lounge, living room, study, cloakroom, kitchen/snug, utility, living room, four bedrooms, en-suite shower room and a family bathroom. There is a garage which is currently reduced to offer substantial inside and outside storage and driveway to the side with parking for two to three cars and a charming enclosed garden with pathways and mature borders to the rear.

ENTRANCE HALLWAY 14' 4" x 10' 0" (4.37m x 3.05m) External door with adjacent double glazed window, oak flooring, stairs to first floor galleried landing, radiator.

LIVING ROOM 26' 6" into bay x 17' 1" max (8.08m x 5.23m) Double glazed bay window to front, double doors leading to rear garden, picture window overlooking garden, inglenook fire place, carpet to floor, power points, radiator, ceiling lights.

DINING ROOM 19' 9" x 10' (6.02m x 3.05m) Double glazed windows to front and side, wood effect laminate flooring, feature fire place, exposed oak, ceiling light, power points, radiator.

DOWNSTAIRS WC 5' 3" x 3' 2" (1.6m x 0.97m)

STUDY 8' x 8' 5" (2.44m x 2.57m)

KITCHEN/SNUG WITH WALK IN PANTRY 16' 7" x 15' 5" (5.05m x 4.7m) Roof lantern skylight windows, double doors leading to rear garden, stable door leading to courtyard, oak flooring, a range of wall and base units, double sink, tiled splash backs,

UTILITY ROOM 8' 4" x 5' (2.54m x 1.52m) Double glazed windows to side, ceramic tiled flooring, built-in cupboards, Belfast sink, plumbing for washing machine, heated towel rail, ceiling light, power points.

GARAGE 8' x 6' (2.44m x 1.83m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



BEDROOM ONE 12' 10" x 11' 7" (3.91m x 3.53m) Double glazed windows to side and rear, exposed oak floor boards, access to en suite, power points, radiator, ceiling light.

EN SUITE Double glazed windows to rear, ceramic tiled flooring, part-tiled walls, walk-in shower, wash hand basin within vanity unit, low flush wc.

BEDROOM TWO 17' 4" x 11' 4" (5.28m x 3.45m) Double glazed windows to front and side, carpet to floor, ceiling light, power points, radiator.

BEDROOM THREE 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed windows to side, carpet to floor, ceiling light, power points, radiator.

BEDROOM FOUR 12' x 8' 4" (3.66m x 2.54m) Double glazed windows to the rear, exposed Oak floor boards, ceiling light, power points, radiator.



FAMILY BATHROOM 8' x 5' 7" (2.44m x 1.7m) Double glazed windows to rear, bath, wash hand basin, low flush wc, ceiling light, radiator.

COURTYARD Astro turf, small seating area, wall lights.

REAR GARDEN Low maintenance with mature shrubs and pathways.

Council Tax Band E - 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 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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.

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