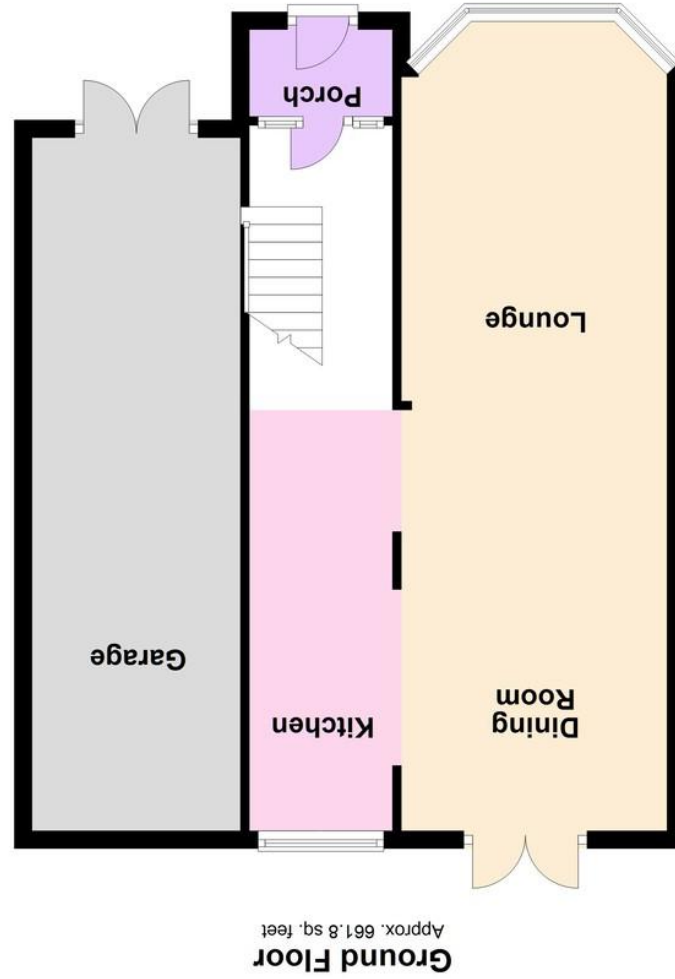
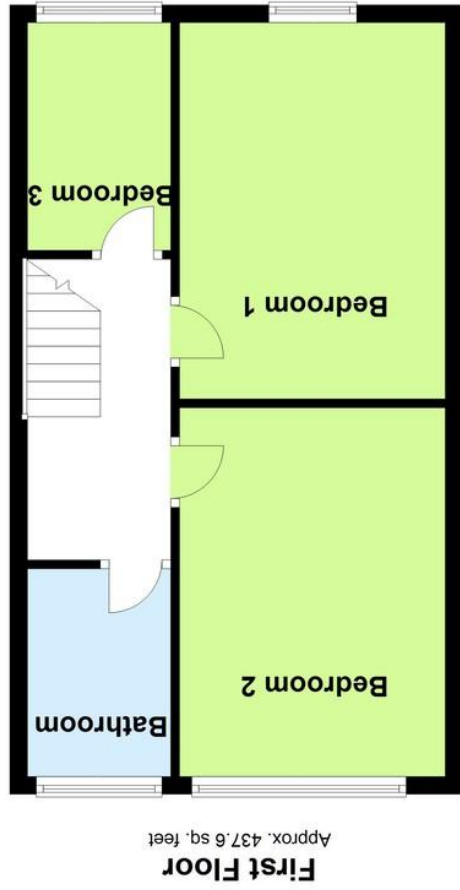


Total area: approx. 1099.4 sq. feet
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Tamworth | 01827 68444 (option 1)



- PRIME LOCATION
- THREE BEDROOMS
- OPEN ASPECT TO REAR
- NEWLY FITTED KITCHEN
- DINING AREA
- COSY LOUNGE

George Avenue, Mile Oak, Tamworth, B78 3PW

£290,000



Property Description

Located in a quiet neighbourhood, this immaculate semi-detached property is now available for sale. Ideal for families and couples, this home boasts a beautifully landscaped rear garden with an open aspect to the rear, perfect for relaxing or entertaining guests.

The property features two open-plan reception rooms, both with fireplaces and large windows offering views of the garden. The modern kitchen is open-plan, flooded with natural light, and equipped with modern appliances. The kitchen has been recently refurbished, ensuring a contemporary and stylish space for cooking and dining.

With three bedrooms, including two double bedrooms and one single bedroom, there is ample space for a growing family or guests. The bathroom is equipped with a luxurious rain shower and has been newly refurbished, adding a touch of elegance to the home.

Additional unique features of this property include an open-plan layout and a cosy fireplace, creating a warm and inviting atmosphere. Close to public transport links, local amenities, and offering a serene environment, this property presents a wonderful opportunity for those seeking a comfortable and stylish home.

A beautifully landscaped semi-detached property in a quiet neighbourhood, ideal for families and couples, with modern kitchen, luxurious bathroom, and open-plan layout, offering a warm and inviting atmosphere.

Approach via driveway, front door into:-

ENCLOSED PORCH Tiled flooring, further door into:-

HALLWAY 12' x 5' 5" (3.66m x 1.65m) Wood effect flooring, stairs leading to the first floor, door leading to garage and open to:-

KITCHEN AREA 15' 8" x 5' 3" (4.78m x 1.6m) With wall and base units, work surfaces, sink with instant hot water tap and drainer, double glazed window to rear, induction hob, extractor over, central heating radiator, wine cooler, dishwasher and oven.

DINING AREA 10' 8" x 11' 7" (3.25m x 3.53m) With double doors leading to the garden and feature fireplace, open to:-

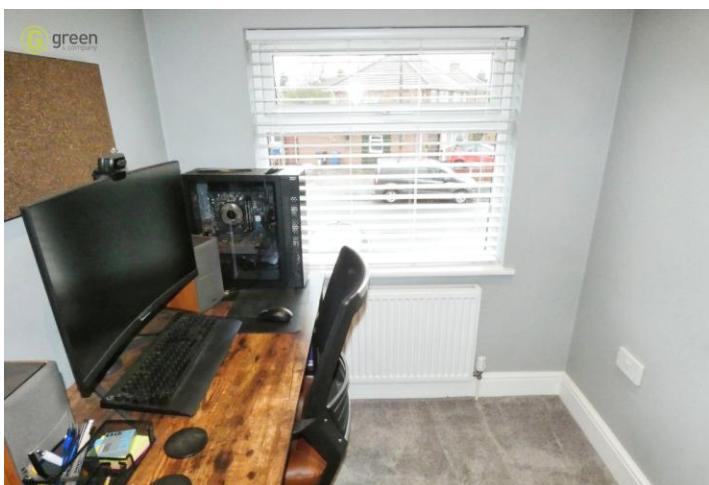
LOUNGE 10' 7" x 10' 9" min 15' max (3.23m x 3.28m) Double glazed bay window to front with window seat, central heating radiator.

FIRST FLOOR LANDING Doors off to the bedrooms.

BATHROOM With wash hand basin, low level wc, vanity under hand basin, panelled bath with mixer shower over, double glazed window to side, spotlighting and tiled walls and flooring.

BEDROOM ONE 10' 4" x 11' 4" (3.15m x 3.45m) Fitted wardrobes, double glazed window to front, central heating radiator, loft ladder leading to boarded loft with lighting.

BEDROOM TWO 11' 5" x 9' 2" (3.48m x 2.79m) Double glazed window to rear, central heating radiator and fitted wardrobes.



BEDROOM THREE 6' x 7' 4" (1.83m x 2.24m) Double glazed window to front and central heating radiator.

REAR GARDEN Fully landscaped with patio area and lawned area, shrub and plant borders and rear gate.

Council Tax Band C - Lichfield District Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2Mbps. Highest available upload speed 0.3Mbps.

Broadband Type = Superfast Highest available download speed 44Mbps. Highest available upload speed 8Mbps.

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.

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