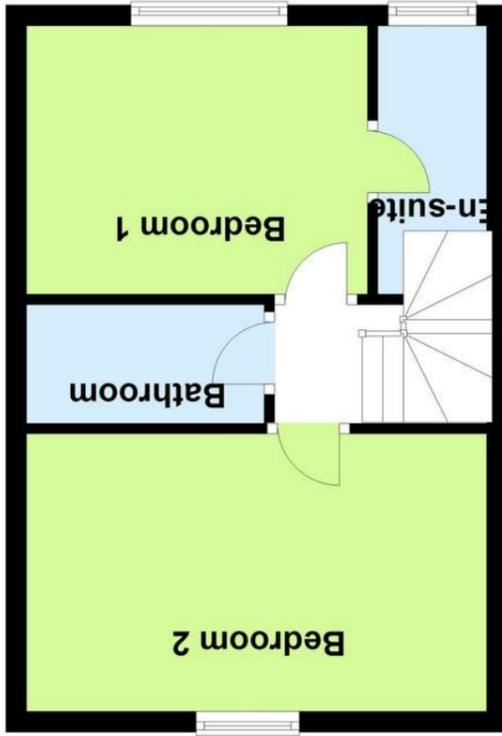
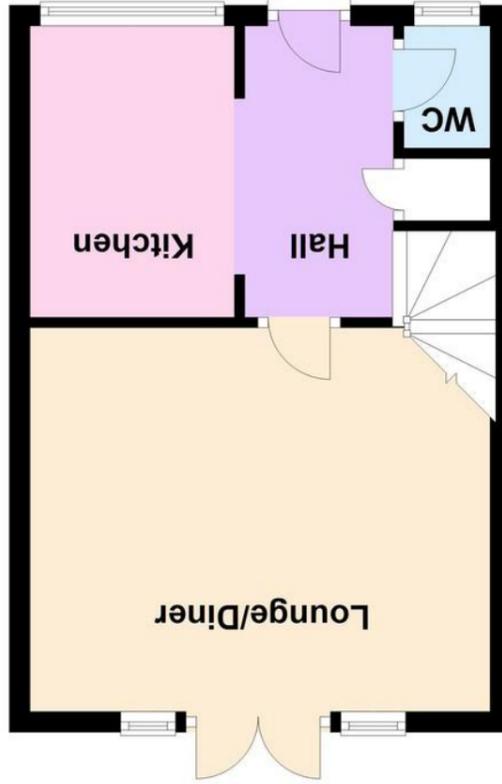


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

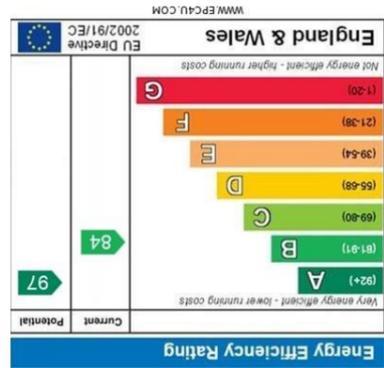
Total area: approx. 636.8 sq. feet



First Floor  
 Approx. 318.4 sq. feet



Ground Floor  
 Approx. 318.4 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 Conveyor.

**LEGAL READY**

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

Tamworth | 01827 68444 (option 1)



- POPULAR NORTH SIDE LOCATION
- DRIVEWAY
- STUNNING KITCHEN
- SPACIOUS LOUNGE DINER
- GUEST WC
- TWO DOUBLE BEDROOMS

Oleander Close, Tamworth, B79 0ES

Offers Over £220,000



## Property Description

A well presented two bedroom semi detached property, ideal first time buy or investment.

Approach the property via the path to front door, lawned fore-garden, driveway to the side, door into:-

HALLWAY Having door to:-

GUEST WC Low level wc, wash hand basin, double glazed window to front.

KITCHEN 11' 5" x 6' 7" (3.48m x 2.01m) With a range of modern wall and base units, integrated hob and oven, fridge/freezer, extractor over hob, slim dishwasher, washer/dryer and double glazed window to front

Stairs leading to the first floor and storage cupboard.

LIVING ROOM/DINER 14' 7" x 13' 10" (4.44m x 4.22m) With double glazed double doors leading to the garden, double glazed window to rear, Amitico flooring and central heating radiator.

FIRST FLOOR LANDING Having doors off to bedrooms and bathroom, double glazed windows to side and loft access.

BEDROOM ONE 10' 11" x 9' 5" (3.33m x 2.87m) With double glazed window to front, central heating radiator, storage cupboard.

EN SUITE With low level wc, wash hand basin, double walk-in shower with glazed screen and tiled walls and mixer shower.

BEDROOM TWO 13' 10" x 8' 2" (4.22m x 2.49m) With double glazed window to rear and central heating radiator.

BATHROOM Having low level wc, pedestal wash hand basin, tiled walls and flooring, bath with shower attachment.

REAR GARDEN Having paved patio area and lawned area and side gated access.

Council Tax Band B - 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