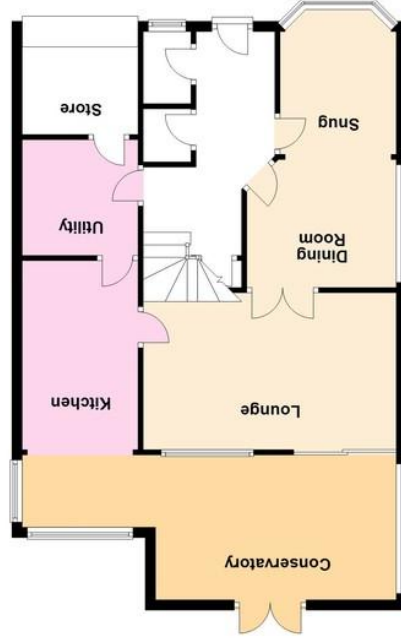
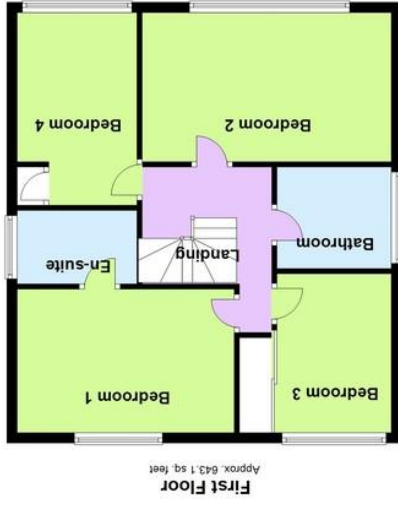


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1740.9 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.



Tamworth | 01827 68444 (option 1)



- POPULAR NORTH SIDE LOCATION
- FOUR DOUBLE BEDROOMS
- EN SUITE TO MASTER
- GUEST WC
- UTILITY
- DRIVEWAY

Windsor Close, Tamworth, B79 8UH

Asking Price Of £400,000



## Property Description

A spacious four bedroom detached in Perry Crofts, close to local amenities, prime location for schooling, must be viewed to be appreciated.

Approach the property via landscaped fore garden with external lighting, external power supply and having a block paved driveway with steps to front door leading into:-

**HALLWAY** Having stairs to first floor, understairs storage cupboard, tiled flooring, door leading to snug, cloaks cupboard and double doors leading into dining room.

**GUEST WC** With low level wc, stainless steel towel rail, double glazed window to front, wash hand basin, tiled splash backs.

**DINING ROOM** 10' 1" x 10' 9" (3.07m x 3.28m) Double glazed window to side, central heating radiator, wood effect vinyl flooring, open to:-

**SNUG** 9' 11" x 8' (3.02m x 2.44m) With double glazed window to front, electric feature fireplace, central heating radiator.

**UTILITY** Originally the garage, central heating radiator, wall and base units, work surfaces, plumbing for washing machine, having space for fridge freezer and door leading to the garage store.

**KITCHEN** 7' 6" x 12' 11" (2.29m x 3.94m) Being recently refitted with a range of wall and base units and work surfaces, gas hob with double oven and extractor, open to:-

**CONSERVATORY** 21' 6" x 7' 2" (6.55m x 2.18m) Newly fitted, with recess mood lighting, wood effect flooring, central heating radiator, double glazed and half brick built, sliding doors leading to:-

**LOUNGE** 12' 9" x 15' 8" (3.89m x 4.78m) With gas feature fireplace, double glazed window to rear and double doors leading to the dining room.

**FIRST FLOOR LANDING** Having doors off to:-

**BEDROOM FOUR** 13' 8" x 7' 8" (4.17m x 2.34m) With double glazed window to front, central heating radiator and fitted wardrobes.

**BEDROOM TWO** 15' 9" x 11' 5" (4.8m x 3.48m) With double glazed window to front and central heating radiator.

**BATHROOM** Being recently refitted with separate shower cubicle with glazed screen and ceramic tiling and mixer shower, free standing bath with stainless steel towel and mixer taps, low level wc, double glazed window to side and tiled flooring, wash hand basin with vanity storage.

**BEDROOM THREE** 12' 10" x 8' 9" (3.91m x 2.67m) Having fitted wardrobes, double glazed window to the rear and central heating radiator.

**BEDROOM ONE** 13' 7" x 12' 6" (4.14m x 3.81m) Double glazed window to rear, central heating radiator, fitted wardrobes.

**EN SUITE** With walk-in shower and glazed screen and tiling, mixer shower, low level wc, wash hand basin with vanity, stainless steel towel rail.

**REAR GARDEN** Being of low maintenance with side gate, outside lighting, storage to side leading to front, paved patio and two storage sheds.

**SUN ROOM** 9' 6" x 18' 3" (2.9m x 5.56m) With double glazed double doors, power and lighting

Council Tax Band D - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 128 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.

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