

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

Total area: approx. 1082.9 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 Conveyer.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 84 | 86 |
| | |
| England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM | |

Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- HALLWAY
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE

Queensway, Tamworth, B79 8QN

£220,000



Property Description

A spacious three bedroom semi detached with driveway and garage.

Approach the property via the driveway with lawned fore-gardens and front door into:-

HALLWAY Having central heating radiator, stairs to first floor.

DOWNSTAIRS BATHROOM With low level wc, wash hand basin, window to rear, central heating radiator, panelled bath and tiled walls.

LOUNGE Having windows to front, central heating radiator, gas feature fireplace and under stairs cupboard.

BREAKFAST KITCHEN 13' 10" x 10' 5" (4.22m x 3.18m) With window to rear, sink with taps, space for cooker, plumbing for washing machine, access to:-

SUN ROOM 11' 2" x 10' 3" (3.4m x 3.12m) Double glazed and door leads to the garden.

FIRST FLOOR LANDING Having window to front, loft access.

BEDROOM ONE 13' 11" x 9' 9" (4.24m x 2.97m) Two windows to front, central heating radiator.

BEDROOM TWO 10' 6" x 10' (3.2m x 3.05m) Window to rear, central heating radiator, fitted wardrobes.

BEDROOM THREE 9' 11" x 5' 8" (3.02m x 1.73m) Window to rear, central heating radiator.

SEPARATE WC Having low level wc and window to side.

REAR GARDEN Having garage with power and lighting, side gated access, summer house to the rear, paved patio, lawned area and green-house.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Tamworth Borough Council

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

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