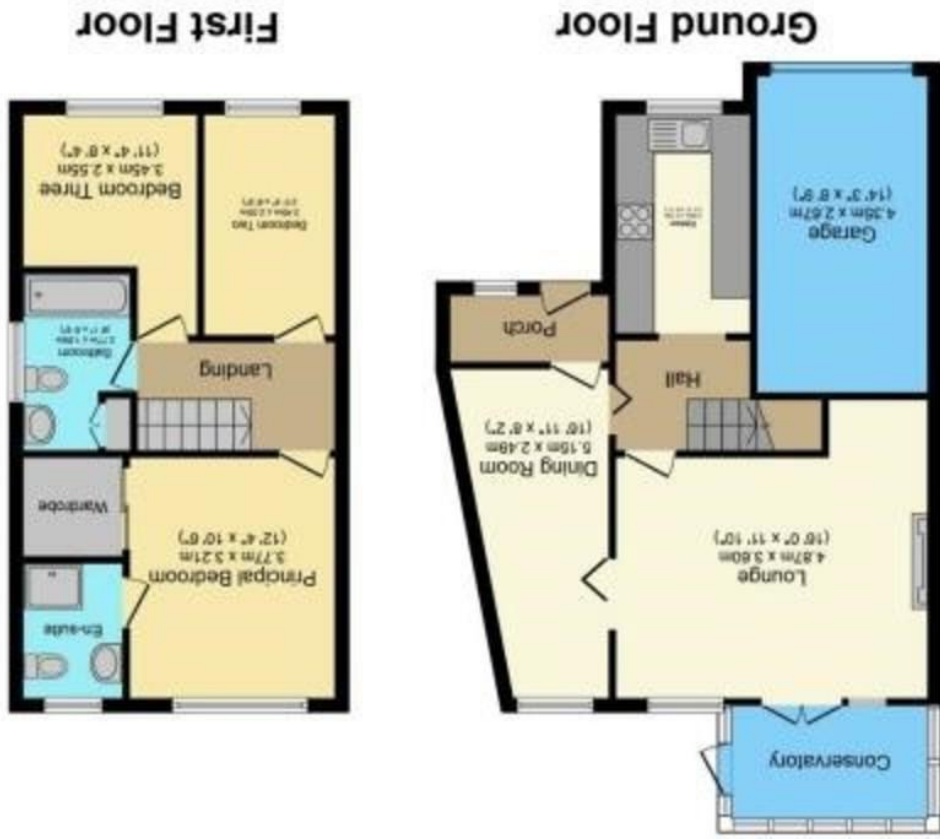


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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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)



- CORNER PLOT
- EXTENDED
- SEPARATE DINING ROOM
- NEWLY FITTED KITCHEN
- NEWLY FITTED BATHROOM
- EN SUITE TO MASTER

Purbrook, Belgrave, Tamworth, B77 2NB

Offers In Excess Of  
 £250,000



## Property Description

\*\*\* DRAFT FETAILS - AWAITING VENDOR APPROVAL \*\*\*

In brief the property comprises; Entrance hall, lounge, kitchen, dining room, conservatory, three bedrooms and a family bathroom. To the front of the property is parking for two vehicles and to the rear of the property is an enclosed garden.

**LOUNGE** 16' x 11' 10" (4.88m x 3.61m) Engineered oak flooring, double doors to conservatory, feature fire place, double glazed window to rear, radiator, power points.

**KITCHEN** Double glazed windows to front, ceramic tiled floor, wall and base units, built in oven and hob, plumbing for washing machine, tiled splash back.

**DINING ROOM** 16' 11" x 8' 2" (5.16m x 2.49m) Double glazed window to rear, ceramic tiled floor, power points, radiator.

**CONSERVATORY** Door to side, ceramic tiled floor, wall lights.

**BEDROOM ONE** 11' 4" x 6' 9" (3.45m x 2.06m) Double glazed windows to rear, wood effect laminate floor, radiator, power points.

**EN SUITE** Wood effect laminate flooring, walk in shower, low flush w/c, radiator, sink, double glazed windows to rear, part tiled walls.

**BEDROOM TWO** 11' 4" x 6' 9" (3.45m x 2.06m) Double glazed windows to front, wood effect laminate floor, power points, radiator.

**BEDROOM THREE** 11' 4" x 8' 4" (3.45m x 2.54m) Double glazed windows to front, wood effect laminate floor, power points, radiator.

**BATHROOM** 9' 1" x 5' 6" (2.77m x 1.68m) Double glazed windows to side, wood effect laminate floor, bath with overhead shower, sink, low flush w/c, radiator, built in cupboard, down lights.

**GARDEN** Patio area, lawn, mature borders.



Council Tax Band B - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 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 - 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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