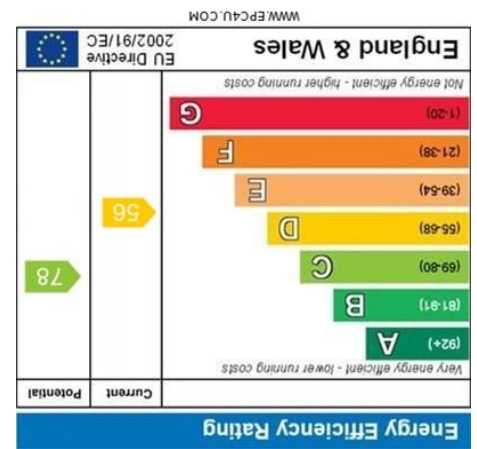


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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  
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.



Tamworth | 01827 68444 (option 1)



- WALKING DISTANCE TO TOWN CENTRE
- EASY ACCESS TO TRAIN STATION
- SET BACK FROM THE ROAD
- DOUBLE GARAGE AND HOBBY ROOM TO REAR
- LARGE DRIVEWAY

Upper Gungate, Tamworth, B79 8AX

£420,000



## Property Description

A traditional four bedroom detached property, currently located for Tamworth town centre.

**RECEPTION PORCH** With double glazed door and tiled flooring.

**THROUGH HALLWAY** With double glazed entrance door, stairs off, double glazed window and radiator and wood effect laminate flooring.

**FRONT ROOM** 14' 6" x 12' 6" max 12' min (4.42m x 3.81m) Having double glazed bay window, double radiator inset, delightful polished wooden fireplace surround with tiled inset, grate and living flame fire and picture rail surround to the walls.

**LOUNGE** 13' 6" x 16' max 12' 6" min (4.11m x 4.88m) Having walk-in rear bay with double glazed windows and double glazed doors leading to the rear garden, wall mounted living flame fire, wall lights and vertical radiator.

**KITCHEN** 17' 6" x 8' (5.33m x 2.44m) Being refitted with a white sink and a range of base units and drawers, fitted oven with units above, below, having hob and extractor fan, fitted dishwasher, range of wall units, work surfaces, ceramic tiling, laminate flooring, walk-in store, rear double glazed window and door connecting through to:-

**UTILITY** 14' 6" x 6' max 5' min (4.42m x 1.83m) Double glazed doors to front and rear, tiled flooring, plumbing for automatic washing machine.

**DOWNSTAIRS WC** With white wc, wash hand basin, laminate flooring, double glazed window.

**FIRST FLOOR LANDING** Double glazed window to side, staircase leading off to the second floor.

**BEDROOM** 14' 6" x 12' 6" max 12' min (4.42m x 3.81m) With double glazed bay window, having radiator, picture rail surround.

**BEDROOM** 12' 10" x 13' 6" (3.91m x 4.11m) Having central heating radiator and double glazed raised box style bay window.

**BEDROOM** 8' x 7' 6" (2.44m x 2.29m) Currently used as an office with fitted furniture, double glazed window and radiator.

**BATHROOM** Refitted with a white suite comprising of sculptured bath with screen and shower over, fitted wash hand basin, radiator, full ceramic tiling, tiled flooring, double glazed window, vertical radiator plus additional wall mounted radiator.

**SEPERATE WC** With tiled walls, double glazed window and tiled flooring.

**SECOND FLOOR** 21' x 11' 10" (6.4m x 3.61m) Double glazed window and spindled bannisters, having double glazed Velux window, double glazed window to rear and feature triangle panels above, radiator, roof storage space, sloping to the exterior.

**OUTSIDE** To the front of the property is an elevated position above Upper Gungate with gated access to path and steps leading up to block paved reception area, gated access leading to the rear and lawned garden with shrubs, borders and screen hedgerow.

To the rear of the property there is a good sized garden with full width driveway giving access to double garage, two gates providing access to the rear, paved pathway and patio. Timber garden shed, delightful log cabin style storage with double opening doors, lawns, borders and completely enclosed.

**GARAGE** 16' 6" x 16' (5.03m x 4.88m) With twin up and over doors, light and rear window and door.

**WORKSHOP** 15' 6" x 7' 6" (4.72m x 2.29m) With double glazed window and door, being completely plastered out, tiled flooring, pitched roof with pine panelling, light and power points, currently being used as a dog grooming parlour but lending itself to many uses such as a hairdressers, office, etc, subject to planning permissions.

Council Tax Band E - 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.

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