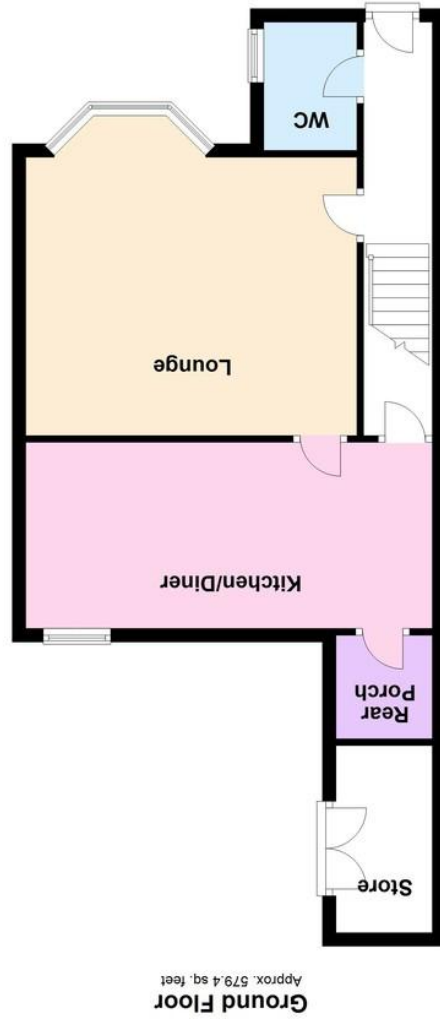
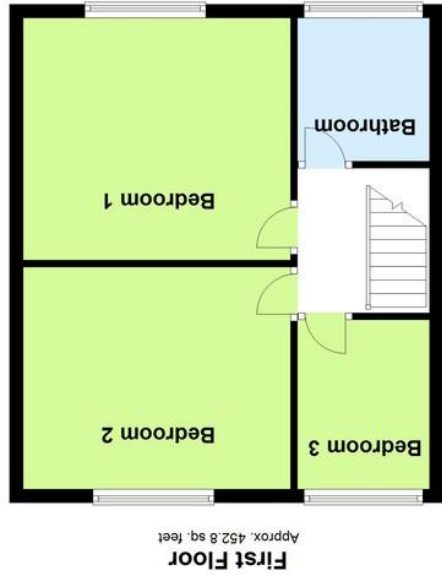
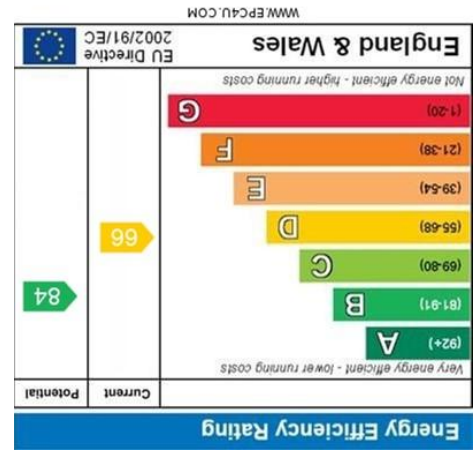


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

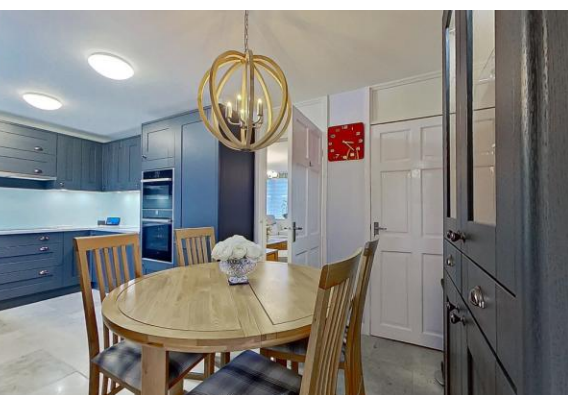
Total area: approx. 1032.2 sq. feet



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.



Tamworth | 01827 68444 (option 1)



- VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING KITCHEN DINER
- PRIVATE REAR GARDEN
- DRIVEWAY
- THREE BEDROOMS

Milner Drive, Tamworth, B79 0DR

£220,000



Property Description

This superb property sits within a quiet village location and is a stone throw away from local shops and The Wolverstan Arms! PERFECT for first time buyers or families looking for their next home.

In brief the property comprises; Porch, Kitchen Diner, Lounge, Downstairs W/C, three bedrooms and a family bathroom. To the rear of the property is an enclosed garden!

LOUNGE 14' x 13' 8" (4.27m x 4.17m) Wood effect laminate floor, double glazed windows to front, gas and stone surround feature fire place, power point, radiator.

KITCHEN DINER 16' 10" x 9' (5.13m x 2.74m) Stone tiled floor , double glazed windows to rear, wall and base units, built in double oven, hob and microwave, built in fridge freezer, built in dishwasher, built in coffee machine, marble work surface, remote control blinds.

GUEST WC Ceramic tiled floor, double glazed windows to side, sink and vanity unit, low flush w/c, radiator

BEDROOM ONE 11' 3" x 10' 9" (3.43m x 3.28m) Double glazed windows to front, carpet, power point, radiator, ceiling light.

BEDROOM TWO 10' x 9' 11" (3.05m x 3.02m) Double glazed windows to rear, carpet, built in wardrobe, power point, radiator.

BEDROOM THREE 6' 8" x 6' 6" (2.03m x 1.98m) Double glazed windows to rear, carpet, power point, radiator.

BATHROOM 6' 2" x 6' (1.88m x 1.83m) Tiled flooring, double glazed windows to front, sink, low flush w/c, bath with overhead shower, radiator, Brazilian black hand split tiles.



Council Tax Band B - North Warwickshire

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 O2.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 69 Mbps. Highest available upload speed 16 Mbps.

Networks in your area - 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

