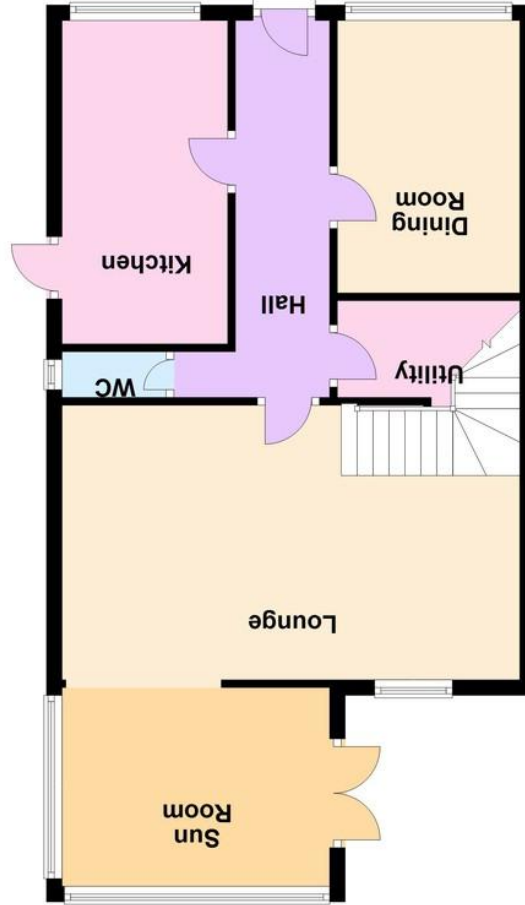
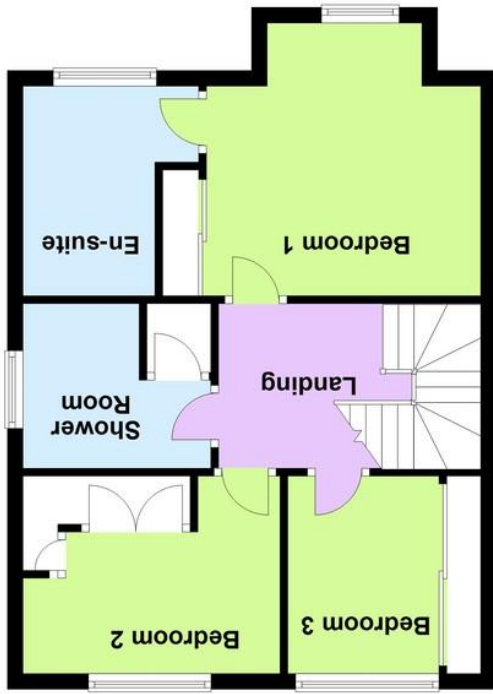


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 1132.9 sq. feet

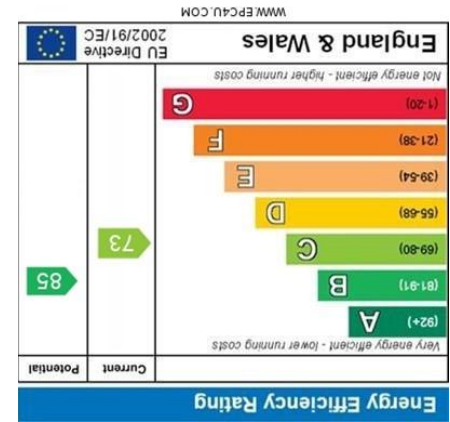


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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)



- THREE DOUBLE BEDROOMS
- DETACHED
- DOUBLE DRIVEWAY
- SPACIOUS HALLWAY
- GUEST WC
- NEWLY FITTED KITCHEN

Kempton Drive, Dosthill, Tamworth, B77 1QN

£340,000



Property Description

Nestled in a peaceful and green neighbourhood, this immaculate detached property is a true gem for families and couples alike. Boasting two reception rooms and three double bedrooms, this home offers a perfect blend of comfort and elegance.

The first reception room features charming wood floors and a delightful garden view, creating a warm and inviting atmosphere. The second reception room is open-plan with wood floors and provides seamless access to the beautifully landscaped rear garden, offering a perfect space for relaxation and entertaining.

The modern kitchen, equipped with top-of-the-line appliances and recently refurbished, is a culinary enthusiast's dream. The three double bedrooms each come with their own unique features, such as built-in wardrobes, natural light, and en-suite facilities in the master bedroom.

Externally, this property boasts a double driveway, providing ample parking space for residents and guests. With walking routes nearby and a quiet ambiance, this home offers a serene retreat from the hustle and bustle of city life.

Don't miss the opportunity to make this charming property your own and experience the joy of peaceful living in this desirable location.

Approach via block paved double driveway, door into:-

HALLWAY Central heating radiator, wooden oak effect flooring, doors off to:-

DINING ROOM 7' 8" x 11' (2.34m x 3.35m) Double glazed window to front and central heating radiator.

KITCHEN 13' 11" x 7' (4.24m x 2.13m) With feature radiator, double glazed door to side, wall and base units with work surfaces, Smeg induction hob, glass splash back, micro oven, electric oven, integrated fridge/freezer, integrated dishwasher, sink with mixer tap, laminate flooring and double glazed window to front.

UNDERSTAIRS UTILITY 5' 8" x 8' 0" (1.73m x 2.44m) With plumbing for washing machine, space for tumble dryer.

GUEST WC With low level wc, wash hand basin, central heating radiator, double glazed window to side.

LOUNGE 11' 5" x 19' 1" (3.48m x 5.82m) With central heating radiator, laminate flooring, double glazed window to rear, open to:-

SUN ROOM 11' 3" x 11' 5" (3.43m x 3.48m) With double glazed windows overlooking the garden, spotlights and central heating radiator.

LANDSCAPED REAR GARDEN Having paved patio area, artificial grass, shed with power and lighting and side gated access.

FIRST FLOOR LANDING Doors off to:-

BEDROOM ONE 11' x 14' 3" (3.35m x 4.34m) With double glazed window to front, fitted wardrobes, laminate flooring, central heating radiator.



EN SUITE With wash hand basin, double glazed window to front, tiled effect flooring, low level wc, tiled walls, mixer shower and glazed screening.

SHOWER ROOM Double glazed window to side, wash hand basin, walk-in double shower with glazed screen and mixer shower, wash hand basin with vanity, stainless steel towel rail, low level wc, airing cupboard.

BEDROOM TWO 10' 2" x 11' 2" (3.1m x 3.4m) Double glazed window to rear, central heating radiator, laminate flooring, fitted wardrobes.

BEDROOM THREE 7' 11" x 8' 7" into wardrobes 6' 8" to the wardrobes (2.41m x 2.62m) Double glazed window to rear, central heating radiator.

Council Tax Band D - Tamworth

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 6 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 66 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 PDF format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

