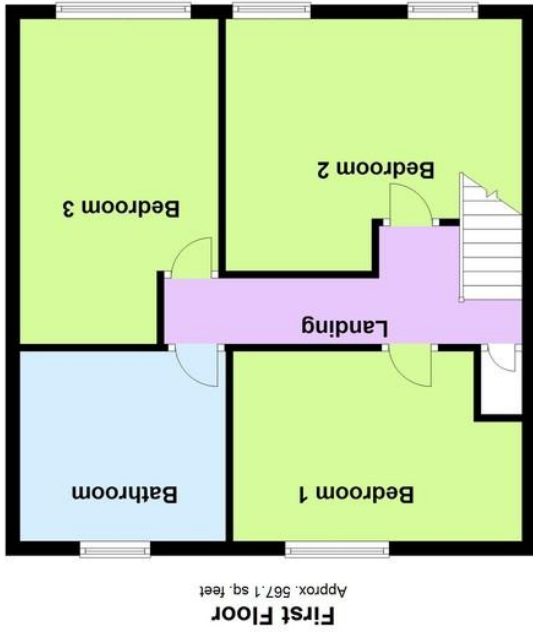
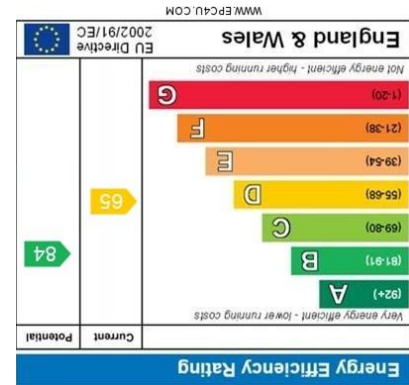


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 Total area: approx. 1321.2 sq. feet



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 Conveyor.



Tamworth | 01827 68444 (option 1)



- DRIVEWAY
- EXTENDED
- THREE DOUBLE BEDROOMS
- PORCH
- HALLWAY
- GARAGE

Hillman, Lakeside, Glascote, Tamworth, B77 2RG | Asking Price Of £270,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

An extended three bed semi detached property in a prime location of Lakeside, being close to local amenities and country park.

Approach via the driveway and front door into porch.

PORCH Door into:-

HALLWAY LVT flooring, stairs to first floor and central heating radiator.

LOUNGE 15' x 13' 9" (4.57m x 4.19m) With double glazed window to rear, sliding doors to the conservatory, central heating radiator and electric feature fireplace.

KITCHEN 11' 2" x 8' 9" (3.4m x 2.67m) With wall and base units and work surfaces, integrated hob, dishwasher, washing machine, fridge and freezer, tiled flooring, double glazed window to front, sink with mixer tap, tiled splash backs, spotlighting and door leading to the garage.

GARAGE 7' 11" x 14' 9" (2.41m x 4.5m) Having up and over door, power and lighting.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

DINING ROOM 7' 2" x 12' 11" (2.18m x 3.94m) With double glazed window to rear, door leading to garage, central heating radiator.

CONSERVATORY Having tiled flooring, double glazed and half brick built, central heating radiator.

REAR GARDEN Having paved patio area, lawned area, garden shed.

FIRST FLOOR LANDING Having storage cupboard, doors off to:-

BEDROOM ONE 9' 2" x 15' 2" (2.79m x 4.62m) With double glazed window to rear, central heating radiator.

BEDROOM TWO 15' 2" x 9' 9" max (4.62m x 2.97m) With two double glazed windows to front, central heating radiator, fitted wardrobes.



BEDROOM THREE 19' 9" max x 7' 10" (6.02m x 2.39m) With double glazed window to front, central heating radiator.

BATHROOM With corner bath, electric shower over, low level wc, pedestal wash hand basin, double glazed window to rear and central heating radiator.

Council Tax Band B - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.  
Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 14 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.

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

