



## 4 Tamworth Road, Furnace End, B46 2LL

**£365,000**

Well presented extended semi detached property in the popular village of Furnace End. In brief the property comprises lounge, dining room, kitchen, three bedrooms, Jack & Jill en-suite, family bathroom, gardens and off road parking. The property also benefits from double glazing & central heating (both where specified)



### Approach

Lawned area and a gravelled driveway providing off road parking.

### Porch

Door to fore.

### Lounge

25'1" x 19'4" (7.65m x 5.89m)

Double glazed window to front and side, three radiators and stairs to first floor accommodation, two storage cupboards (one having power points and light), double doors to dining room.

### Dining Room

10'10" x 8'7" (3.30m x 2.62m)

Double glazed sliding patio door to rear and radiator.

### Kitchen

11" x 6'6" (3.35m x 1.98m)

Having a range of matching wall, base and drawer units, double glazed window to side, integrated dishwasher, space for white goods, sink with mixer tap, double glazed window to garden.



### Landing

#### Bedroom One/Dressing Room

11'9 x 11'1 / 11'1 x 7'7 (3.58m x 3.38m / 3.38m x 2.31m)

Double glazed window to rear and radiator.



### Jack and Jill Ensuite

Double glazed window to rear, sink set in vanity unit, low level wc, shower and radiator.



### Bedroom Three

8'11" x 8'8" (2.72 x 2.66)

Double glazed window to side, radiator and access to loft void with pull down ladder.



### Bedroom Two

12'11 x 10'10 (3.94m x 3.30m)

Double glazed window to fore, two built in wardrobes and radiator.



## Bathroom

Double glazed window to fore, bath, sink set in vanity unit, low level wc, airing cupboard and radiator.



## Rear Garden

Block paved areas, brick built store concealing wall mounted boiler, mainly laid to lawn with mature plants & shrubs and enclosed to boundaries.



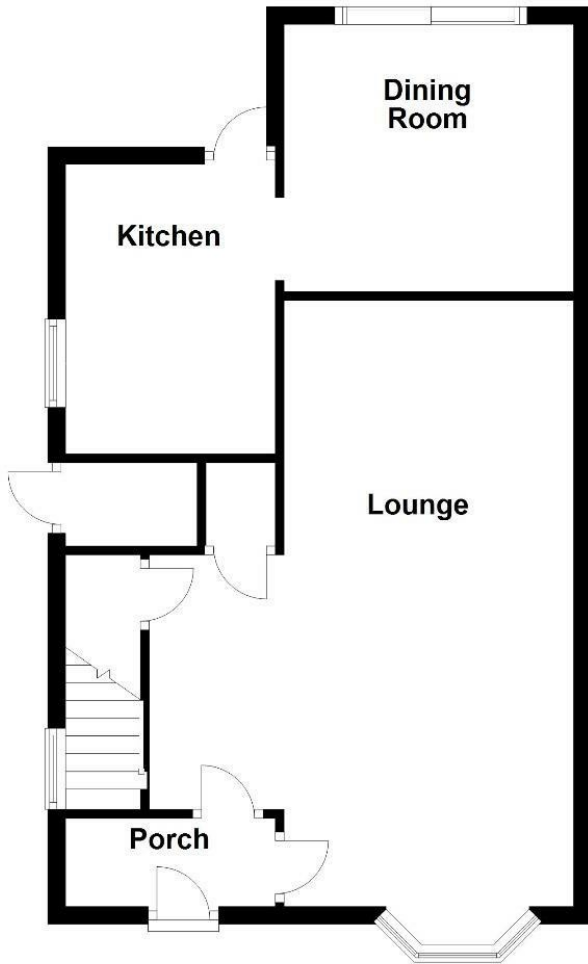
## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

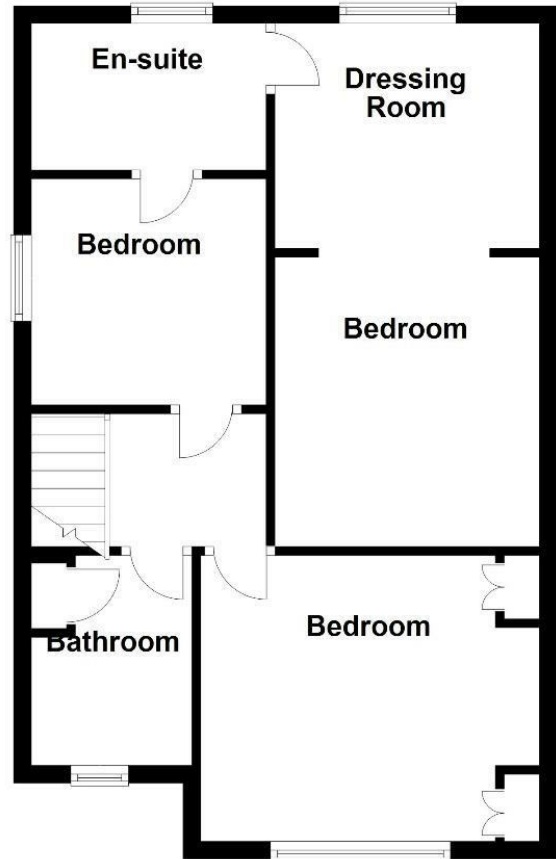
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D  
EPC Rating - C

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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