



19 Sorrel Drive, Tamworth, B78 2PE

Offers over £240,000

This modern semi detached home situated in the popular location of Kingsbury briefly comprises of hallway, lounge/diner, fitted kitchen, three bedrooms and bathroom. There is a driveway to front and a rear garden. There is central heating and double glazing both where specified. This property is an ideal first time buyer property !

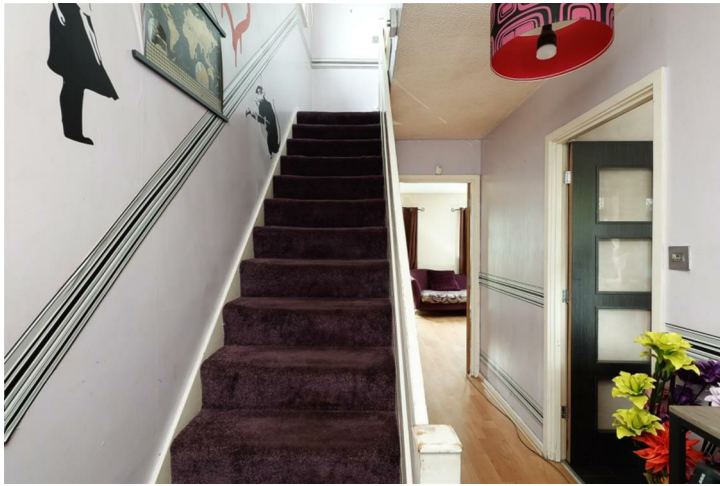
Approach

Via driveway to front.



Hallway

Composite door to front, stairs to first floor accommodation, radiator, understairs storage cupboard and ceiling light point.



Lounge

14'09 max x 16'02 max/11'11 min (4.50m max x 4.93m max/3.63m min)

Double glazed French doors to rear garden, double glazed window to rear, radiator and ceiling light point.



Kitchen

8'06 x 8'02 (2.59m x 2.49m)

Having matching wall, base and drawer high gloss units, 11/2 sink unit with drainer and mixer tap, electric oven, electric hob with extractor over, space for white goods, radiator and ceiling light point.



Landing

Double glazed window to side, loft access (boarded) and ceiling light point.



Bedroom One

13'11 max x 8'03 (4.24m max x 2.51m)

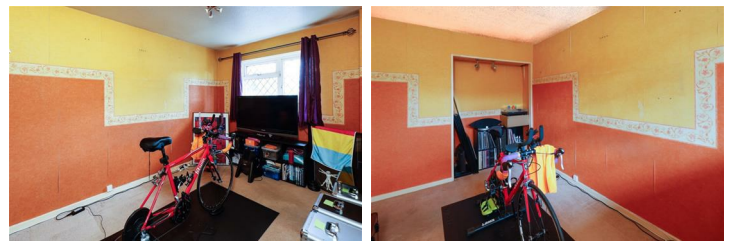
Double glazed window to front, radiator and ceiling light point.



Bedroom Two

12'08 max/10'11 min x 8'03 (3.86m max/3.33m min x 2.51m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

8'09 x 6'02 (2.67m x 1.88m)

Double glazed window to rear, radiator and ceiling light point.





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 - B
EPC Rating - C

Bathroom

Double glazed obscure window to front, paneled bath with shower over, low level w/c and wash hand basin with storage below, store cupboard concealing wall mounted central heating boiler, radiator and ceiling light point.



Rear Gardens

Paved patio area, laid to lawn, side area and enclosed to neighboring 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	85
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.