

## The Island, Mile Oak, Tamworth

Price Guide £289,950

- BEAUTIFULLY PRESENTED THREE BEDROOMED EXTENDED SEMI DETACHED
- EXTENDED AND NEWLY REFITTED L-SHAPED BREAKFAST ROOM / KITCHEN
- REFITTED UTILITY AREA IN THE GARAGE WITH PLUMBING FOR WASHING MACHINE
- FREEHOLD
- TWO RECEPTION ROOMS
- NEWLY REFITTED BATHROOM & GROUND FLOOR W.C.
- NEWLY DECORATED & NEW FLOOR COVERINGS THROUGHOUT
- SUN ROOM EXTENSION
- LARGER THAN USUAL SIDE GARAGE
- NO UPWARD CHAIN

## 20a The Island, Tamworth B78 3PP

Forming part of George Avenue 20a The Island is a newly modernised re-decorated and re-carpeted extended semi-detached residence. It is situated in a quiet cul-de-sac a short distance from the crossroads on Sutton Road with the former A5 on the south side of Tamworth. All the usual amenities are within comfortable reach including Ventura Retail Park which is about five minutes drive away. There's also a local convenience just up the road, regular bus services to Birmingham and Tamworth at the end of the road, whilst the popular Longwood Primary School is also only a short distance away.

Constructed in brick beneath a pitched tiled roof the residence stands back from the roadway behind a wide frontage having a pillared brick boundary wall with block paved driveway inset with pebbles to the very good size single car garage flanked by lawn. The accommodation has been extended by the addition of a sun room and extending the kitchen both backwards and sideways and also extensively refitted with a new fitted kitchen, bathroom and ground floor w.c. along with new re-decoration and floor coverings throughout, refitted utility area in the garage with plumbing for a washing machine.

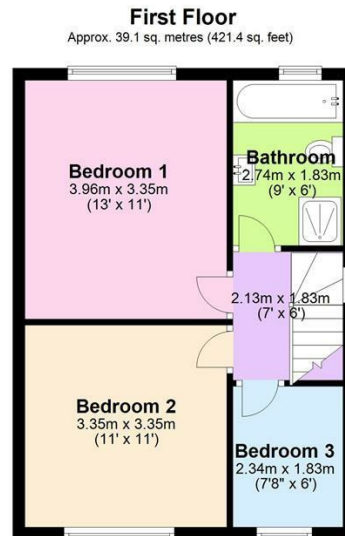
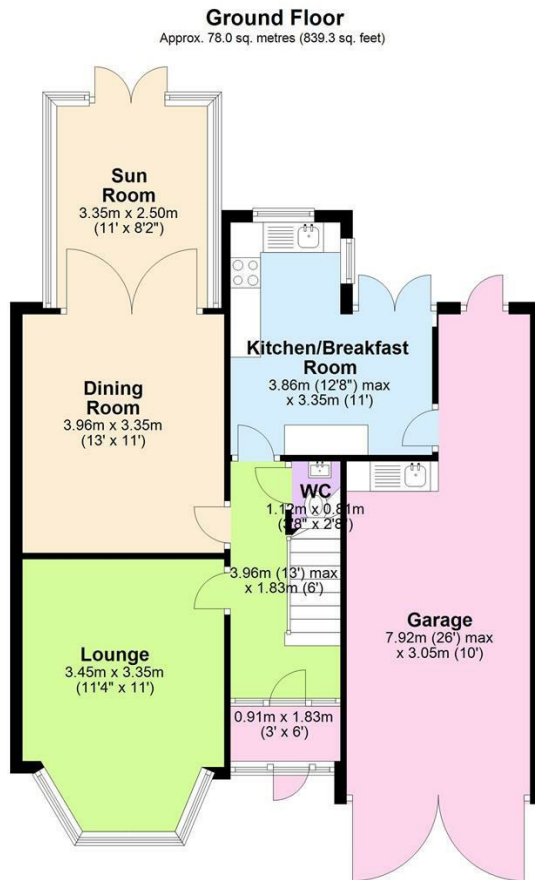
Well enclosed neatly maintained rear garden, the agents would mention that there is a gate to an adjoining property as the vendor's and neighbour's children played together, this can be removed and replaced with conventional fencing before completion if required.



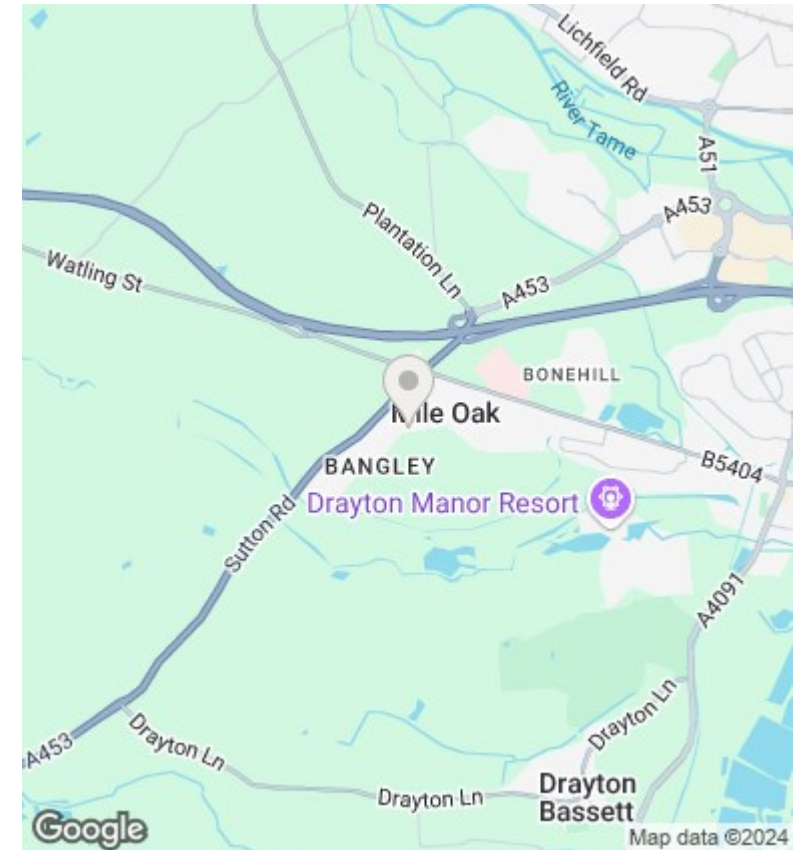
Council Tax Band: C







Total area: approx. 117.1 sq. metres (1260.6 sq. feet)



## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	