

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

Total area: approx. 1237.8 sq. feet

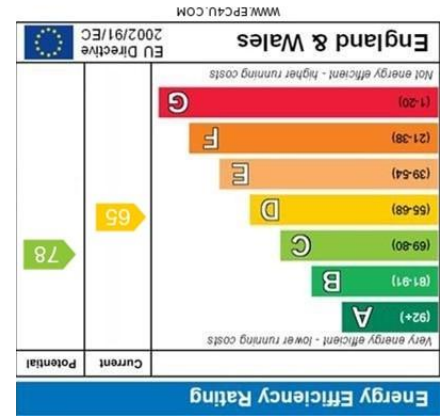


**LEGAL READY**

"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 BEDROOMS
- DRIVEWAY
- GARAGE
- NEWLY FITTED KITCHEN DINER
- STUNNING CONSERVATORY
- COSY LOUNGE

Middlesmoor, Wilnecote, Tamworth, B77 4PL

£315,000





## Property Description

A well presented three bedroom detached, set in a prime location of Wilecote, being spacious throughout with potential to extend, this property must be viewed to be appreciated.

Approach the property via the paved driveway with front garden with shrubs and plant borders and lawned area, side gated access and front door into:-

**PORCH** Having slate flooring and further door into:-

**HALLWAY** Having central heating radiator, laminate flooring and access to the guest wc.

**GUEST WC** Window to front, wash hand basin, tiled walls and laminate flooring.

**KITCHEN DINER** 18' 5" x 8' 8" (5.61m x 2.64m) Being recently refitted, double glazed window to rear, range of modern wall and base units with integrated hob, oven and extractor, work surfaces incorporating Blanco stainless steel with mixer tap, integrated dishwasher, integrated fridge, slate flooring and double doors leading to the conservatory and spotlighting.

**CONSERVATORY** 18' 10" max x 9' (5.74m x 2.74m) Having laminate flooring, double glazed and half brick built, double doors leading to the lounge and double doors leading out to the garden. Also having the benefit of a air conditioning unit installed.

**LOUNGE** 15' 1" x 11' 8" (4.6m x 3.56m) With a feature fire place with electric fire, central heating radiator, double glazed window to front.

**GARAGE** 8' 5" x 17' (2.57m x 5.18m) With washing machine plumbing, central heating boiler, door to rear, 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)

**FIRST FLOOR LANDING** Having storage cupboard and double glazed window to front.



**BEDROOM THREE** 6' x 8' 8" (1.83m x 2.64m) With central heating radiator, double glazed window to front.

**BEDROOM TWO** 8' 10" x 11' 9" (2.69m x 3.58m) With double glazed window to rear and central heating radiator.

**BATHROOM** Having panelled bath, with low level wc, heated towel rail, double glazed window to rear, pedestal wash hand basin and ceramic tiling to walls.

**BEDROOM ONE** 15' 3" x 8' 8" (4.65m x 2.64m) With double glazed windows to front and rear, central heating radiator.

**EN SUITE** With shower cubicle and mixer shower, fully tiled walls, double glazed window to rear, low level wc and wash hand basin.

**REAR GARDEN** Having paved patio and lawned area, shrub and plant borders and side access.

Council Tax Band D - Tamworth Borough Council

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.

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

