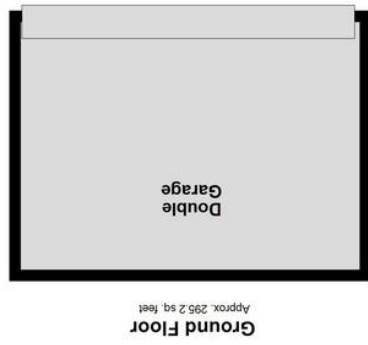
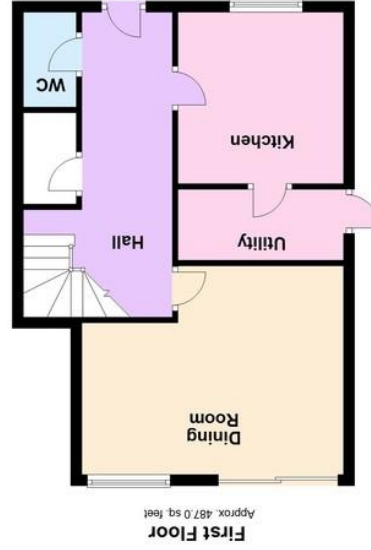
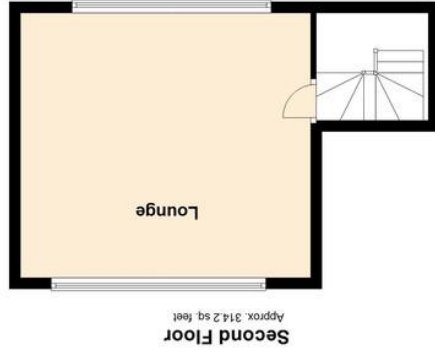
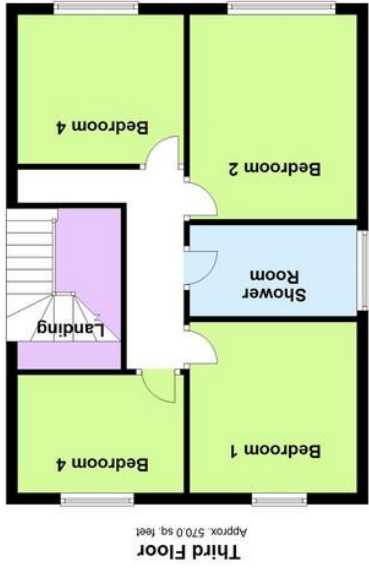


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1666.5 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)



- BEAUTIFUL LOCATION
- FOUR BEDROOMS
- LARGE DRIVEWAY
- DOUBLE GARAGE
- BESPOKE KITCHEN
- UTILITY

Watling Street, Hints, Tamworth, B78 3DF

Asking Price Of £450,000



Property Description

A well presented four bedroom detached family home, set in a lovely location in Hints with open aspect to the front.

Approach the property via large driveway with lawned fore-garden and shrub and plant borders, steps leading to front door and further door into hallway,

GARAGE 14' 9" x 20' 1" (4.5m x 6.12m) Having up and over electric door, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

HALLWAY 9' 10" x 11' 3" (3m x 3.43m) With cloaks storage cupboard, stairs leading to the first floor.

KITCHEN With double glazed window to front, bespoke wall and base oak units with work surfaces, range cooker, sink with mixer tap, tiled walls and flooring, integrated fridge.

UTILITY With door leading out to side, central heating boiler, wall and base units, sink and plumbing for washing machine.

GUEST WC With low level wc, tiled walls and wash hand basin, central heating radiator, tiled flooring and window to front.

DINING AREA/SECOND LOUNGE 11' x 18' 4" (3.35m x 5.59m) With feature fireplace, double glazed sliding doors and double glazed window to rear and central heating radiator.

FIRST FLOOR

SPACIOUS LOUNGE 16' 11" x 14' 5" (5.16m x 4.39m) With double glazed windows to front and window to rear, central heating radiator.

SECOND FLOOR

BEDROOM ONE 9' 9" x 13' 10" (2.97m x 4.22m) Double glazed window to front, central heating radiator.

BEDROOM TWO 11' x 9' 8" (3.35m x 2.95m) With double glazed window to rear, central heating radiator.

BEDROOM THREE 9' 4" x 8' 6" (2.84m x 2.59m) With double glazed window to front, central heating radiator.

BEDROOM FOUR 8' 5" x 8' (2.57m x 2.44m) With double glazed window to rear, central heating radiator and storage cupboard.

SHOWER ROOM Having low level wc, pedestal wash hand basin, walk-in shower with glazed screen and mixer shower over, double glazed window to side, tiled walls and flooring, heated towel rail.

REAR GARDEN Being fully landscaped with side gated access, lawned areas and patio.

Council Tax Band F - Lichfield

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

Mobile coverage - voice available for EE and O2 and data available for EE.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 23 Mbps. Highest available upload speed 2 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach

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