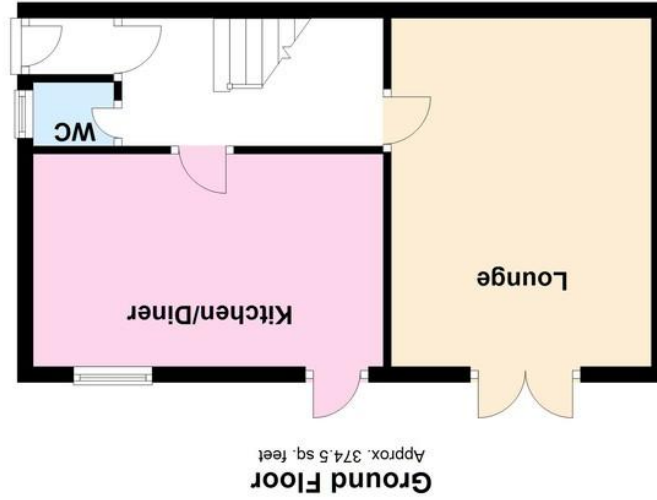
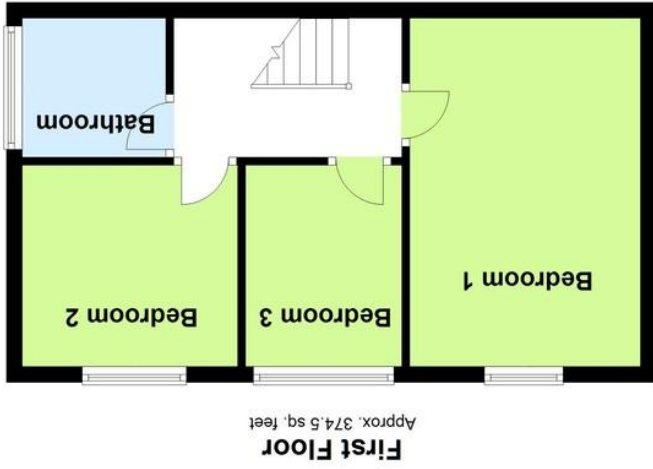
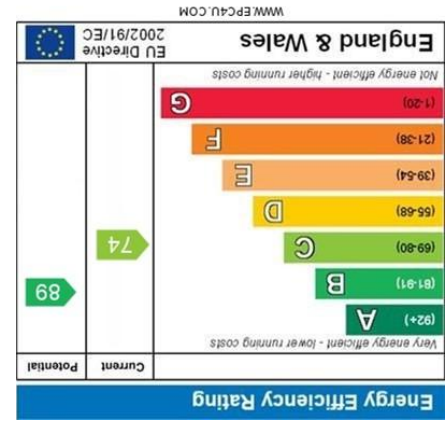


Total area: approx. 748.9 sq. feet
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
- GUEST WC
- KITCHEN DINER
- SPACIOUS LOUNGE
- LARGE REAR GARDEN
- FAMILY BATHROOM

Lothersdale, Wilnecote, Tamworth, B77 4HX

£190,000



Property Description

A three bedroom house, approach via path to front door, further door leading into:-

HALLWAY 8' 8" x 11' 11" (2.64m x 3.63m) With under stairs storage cupboard.

GUEST WC With low level wc, double glazed window to front, wash hand basin.

LOUNGE 17' 10" x 10' 4" (5.44m x 3.15m) With central heating radiator, laminate flooring, double glazed double doors leading to garden.

KITCHEN / DINER 15' 10" x 8' 8" (4.83m x 2.64m) Having wall and base units, work surfaces, gas hob and electric oven, plumbing for washing machine, sink with mixer tap, central heating radiator, double glazed window to rear and double glazed door leading to the garden.

BEDROOM ONE 14' 9" x 8' 11" (4.5m x 2.72m) With double glazed window to rear and central heating radiator.

BEDROOM TWO 11' 4" x 6' 5" (3.45m x 1.96m) With double glazed window to rear, central heating radiator.

BEDROOM THREE 10' 7" x 10' 3" (3.23m x 3.12m) Double glazed window to rear, central heating radiator.

BATHROOM With panelled bath and electric shower over, low level wc, tiled walls and flooring, wash hand basin.

REAR GARDEN Having double rear gated access, paved patio area and gravelled area.



Council Tax Band A - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 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

