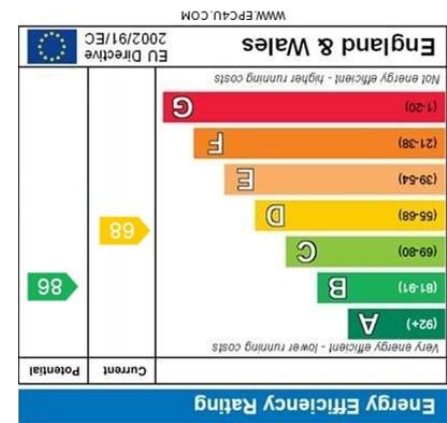


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

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)



- EXCEPTIONAL LOCATION
- DETACHED TANDEM GARAGE
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- EN SUITE SHOWER ROOM
- THREE BEDROOMS
- DETACHED BUNGALOW

Gillway Lane, Tamworth, B79 8PL

£450,000



## Property Description

\*\*\*DRAFT DETAILS FOR VENDOR APPROVAL\*\*\*

This outstanding three bedroom detached bungalow sits within one of Tamworth's most popular roads and is packed with charm and character throughout. Ideally placed for access to all commuter routes and with an abundance of both internal and external space the property in brief comprises of lounge area, dining area, kitchen/breakfast room, sun room, utility, three bedrooms, family shower room and en suite wet room. There is a detached tandem garage to the side and to the front is a delightful lawned garden with driveway offering parking for multiple vehicles. To the rear is a sensational enclosed garden with patio, lawns and mature borders.

**LIVING AREA** 15' 2" x 12' 4" (4.62m x 3.76m) Carpeted, double glazed window to the front, ceiling light, power points, radiator.

**DINING AREA** 9' 11" x 16' 9" (3.02m x 5.11m) Carpeted, radiator, door through to the front, ceiling light, power points, radiator.

**KITCHEN/BREAKFAST ROOM** 12' 3" x 12' 4" (3.73m x 3.76m) Wood effect laminate flooring, range of wall and base units, stainless steel sink and drainer, built-in oven and hob, tiled splash backs, Velux window, power points, down-lighters.

**UTILITY ROOM** Plumbing for washing machine, low level wc, sink, power points, ceiling light, heated towel rail.

**SUN ROOM** 17' 4" x 9' (5.28m x 2.74m) Two patio doors through to the garden, ceiling lights, power points.

**BEDROOM ONE** 11' 9" x 11' 10" (3.58m x 3.61m) Carpeted, double glazed window to the front, fitted wardrobes, ceiling light, power points, radiator.

**BEDROOM TWO** 9' 3" x 12' 3" (2.82m x 3.73m) Carpeted, double doors through to the garden, down-lighters, power points, double glazed window to the rear.

**WET ROOM** Tiled walls, walk-in shower, sink, radiator, low level wc and double glazed window to the side.

**BEDROOM THREE** 9' 9" x 9' 1" (2.97m x 2.77m) Carpeted, patio doors through to the sun room, built-in wardrobes, ceiling light, radiator, power points.

**SHOWER ROOM** 5' 10" x 8' 9" (1.78m x 2.67m) Ceramic tiled flooring, tiled wall, heated towel rail, down-lighters, low lever wc and sink incorporated into vanity unit and walk-in shower.

**OUTSIDE** To the front of the property is a lawned garden with driveway offering parking for multiple vehicles and to the rear is a south facing garden with paved patio, water feature, lawns and landscaped borders.

Council Tax Band C - Tamworth

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Virgin Media and Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444