

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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Digiprop.

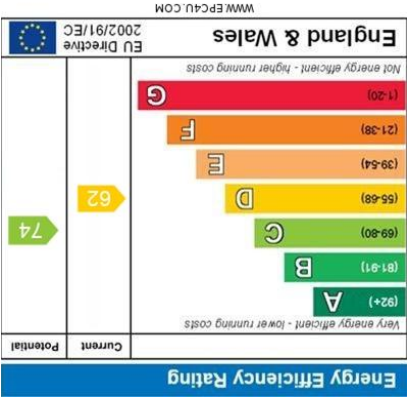
Ground Floor



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- THREE BEDROOM DETACHED BUNGALOW
- LARGE PLOT
- IN AND OUT DRIVEWAY
- OPEN PLAN KITCHEN DINER
- UTILITY
- EN SUITE



Woodhouse Lane, Tamworth, B77 3AF

£495,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Green & Company are delighted to present this beautifully maintained detached bungalow, situated in a popular residential area of Tamworth, offering a versatile layout and generous outdoor space. Perfect for buyers seeking single-storey living with modern open plan interiors and ample outside storage.

APPROACH AND ENTRANCE 7'11" x 18'2" (2.43m x 5.54m) Set behind a spacious driveway offering ample off road parking, the property features a canopied porch and opens into a welcoming entrance hall with access to the main living areas.

LIVING ROOM 22'3" x 10'8" (6.79m x 3.27m) A bright, spacious living space featuring a charming brick fireplace with a wood-burning stove, light wood-effect flooring, and a striking yellow accent wall. A large bay window fills the room with natural light, complemented by double glazed internal doors and thoughtful built-in shelving.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 17'3" x 26'8" (5.27m x 8.15m) The heart of the home, this impressive open plan space boasts contemporary grey cabinetry, sleek granite-effect worktops, and a central island with integrated hob and breakfast bar. Integrated appliances and a vibrant colour scheme create a welcoming atmosphere, while bi folding/French doors seamlessly open on to the garden-perfect for entertaining.

BEDROOM ONE 13'1" x 9'8" (4m x 2.97m) A well-proportioned double bedroom with a large bay window, extensive sliding wardrobes, and tasteful grey décor, offering a calm retreat.

BEDROOM TWO 16'1" x 11'7" (4.91m x 3.54m) A bright and airy double bedroom featuring double French doors to the rear garden, fitted wardrobes, and neutral tones with stylish lighting.

FAMILY BATHROOM 10'1" x 9'4" (3.08m x 2.87m) Beautifully appointed with a modern white suite including a separate walk-in rainfall shower, panelled bathtub, close-coupled WC, and vanity basin, fully tiled in neutral and mosaic-effect tones.

STUDY/HOME OFFICE 10'3" x 11'0" (3.13m x 3.36m) A practical home office or hobby room, offering built-in shelving, comfortable work space, and natural light.

UTILITY ROOM 19'10" x 9'8" (3m x 2.95m) Fitted with storage units, wood countertops, and access to the garden and loft.

UTILITY ROOM 26'6" x 11'0" (2m x 3.37m) Additional base units, double sink, plumbing for appliances, and a low level WC.

GARAGE & OUTBUILDINGS The attached garage (2.89m x 6.74m) provides secure parking/storage. The outbuildings include a covered open-sided carport/workshop, a large enclosed shed, and an additional rustic timber shed-offering huge potential for hobbies or additional storage.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN A beautifully maintained garden offering a combination of lawn, gravel pathways, and a large timber decking patio with a pergola. Mature planting and raised flower beds complete this delightful outdoor space.

LOCATION Nearby Schools (All Ofsted Rated Good unless stated):

- Landau Forte Academy Greenacres Primary – 400m
- Amington Heath Primary & Florendine Primary – approx. 500m
- Landau Forte Academy, Amington (Secondary) – 400m
- Tamworth Enterprise College – 2.2km (Requires Improvement)
- Landau Forte QEMS – 2.7 km

Public Transport:

- Tamworth Train Station – 2.2 km
- Wilnecote – 3.0 km
- Polesworth – 3.2 km
- Convenient road links to the A5, M42, and local bus routes

Council Tax Band D - Tamworth

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

Mobile coverage for:

- EE, O2 and Vodafone - Good (outdoor only)
- Vodafone - Good in-home and outdoor

Broadband coverage:-

- Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.
- Broadband Type = Superfast Highest available download speed 45 Mbps. Highest available upload speed 8 Mbps.
- Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 & 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 & 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.

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