



TAILOR MADE
SALES & LETTINGS



The Aspens

Kingsbury, Tamworth, B78 2JY

Offers Over £300,000



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Property Summary

Rare opportunity to purchase this recently renovated, semi-rural detached bungalow, located a stones throw from Kingsbury Waterpark.

This lovely two double bedroom bungalow occupies an enviable plot with sizeable front driveway, detached double garage and large garden.

The property has been modernised throughout, comprising a generous entrance hallway (dining room), two excellent sized double bedrooms, lounge with feature wall, two separate conservatories overlooking tranquil fields, modern kitchen and well presented shower room.

Front of Property

Front of property with large driveway, double garage & access to entrance porch & side access.

Entrance Porch

Sliding doors leading to large wooden cladded entrance porch. Door into Entrance Hallway.

Entrance Hallway/Reception Room

Gas Central Heating, Doors off to Kitchen, Living Room, Lean To Conservatory and Inner Hallway. Recently replastered. Ideal for Dining Room space/large entrance hallway.

Brick Built Lean To/ Conservatory

Double glazed, brick built conservatory benefitting from field views. Tiled flooring and exposed brick wall. Door out to Garden.

Living Room

Stone feature wall, with gas fire place. Patio doors leading to conservatory. Replastered, gas central heating.

Kitchen

A modern white gloss kitchen comprising a selection of wall and base units, stainless steel sink drainer, integrated double cooker, built in fridge freezer, bosch dishwasher and space for washing machine. Brand new Worcester Bosch boiler and new fuse board. Door to rear conservatory, Double glazed window to the front elevation.

Conservatory

UPVC conservatory to the LHS of the property, central heating radiator & patio doors to the garden.

Inner Hallway

Inner Hallway with doors off to Shower Room, Two Double Bedrooms and storage cupboard.

Storage Cupboard

Built in storage.

Shower Room

Modern tiled walk in shower cubicle with overhead waterfall shower and handset attachment. Sink and WC.

Bedroom One

Double Bedroom, double glazing to front and side elevation. Gas central heating radiator .

Bedroom Two

Double Bedroom, Double glazing to side elevation. Gas central heating radiator.

Double Garage

Two detached brick built garages with new roof. Up and over door. Access to garage one via upvc door to the side elevation.

Garden

Large garden, recently laid turf and separate patio area. Backing onto peaceful countryside.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries,

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leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please

contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



Road Map



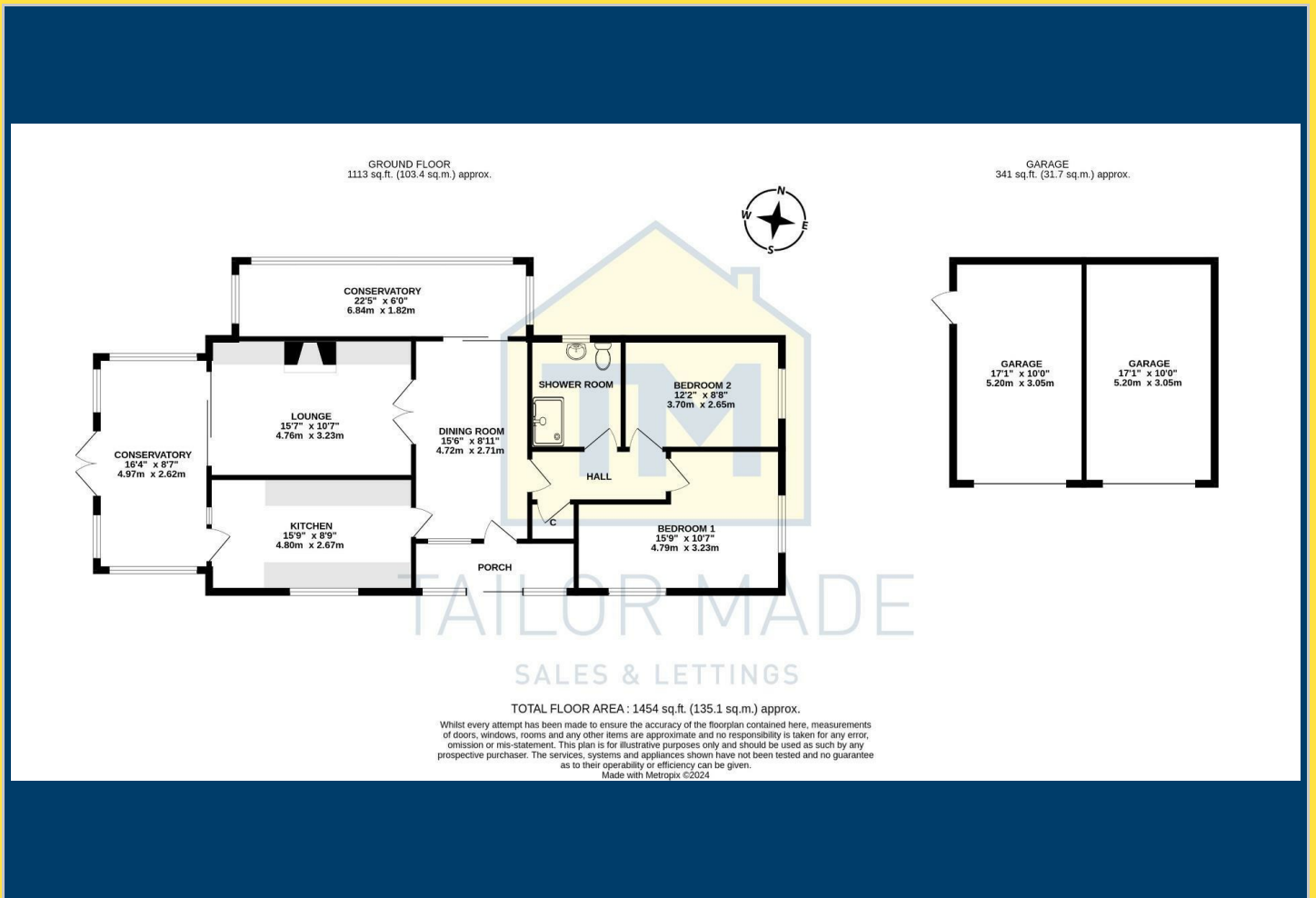
Hybrid Map



Terrain Map



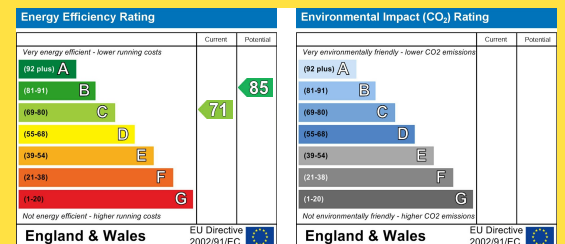
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.