

Property details approval form

53 Basin Lane, Tamworth, Staffordshire, England, B77 2AH

Date: 26 February 2024

Property Ref and Version: TAM205826 - 0003

Selling your home with us!

The logo for Burchell Edwards is a circular emblem with a green-to-blue gradient. The text "burchell edwards" is written in a white, lowercase, sans-serif font across the center of the circle.

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○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £340,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > ***MODERN DETACHED HOME***
- > ***GARAGE***
- > ***SPACIOUS LOUNGE***
- > ***SEPARATE DINING ROOM***
- > ***FANTASTIC GARDEN FOR ENTERTAINING***
- > ***CLOSE TO SHOPS AND SCHOOL***

○ Short Description

A very well presented FOUR BEDROOM DETACHED home offering TWO RECEPTION ROOMS along with a GUEST WC, KITCHEN and GARAGE downstairs. Upstairs the main bedroom offers an EN SUITE and the home has a great landscaped garden ideal for garden parties.

○ Long Description

Basin Lane set off Glascote Road is an ideal location for families, and this four bedroom detached home offers plenty of living space. The property has a garage to the side and inside offers a guest WC, spacious lounge, dining room and well maintained kitchen on the ground floor. The rear garden has a large verandah so can be enjoyed in all weathers and upstairs offers four bedrooms, a family bathroom and an en suite to the principal bedroom.

○ Directions

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○ Room Description

Approach

Driveway providing off road parking.

Guest W.C

Low level flush WC and wash hand basin.

Lounge

22' 4" max into bay x 10' 4" (6.81m max into bay x 3.15m)
Double glazed bay window to front elevation and feature fireplace.

Dining Room

13' 8" x 8' 10" (4.17m x 2.69m)
Double glazed French doors to rear elevation.

Kitchen

13' 4" x 7' 11" (4.06m x 2.41m)
Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven and grill, gas hob, extractor hood, tiled to splash prone areas and further appliance space.

Bedroom One

13' 7" x 9' 7" (4.14m x 2.92m)
Double glazed window to front elevation and central heating radiator.

En-Suite

Double glazed window to side elevation, wash hand basin, WC and shower cubicle.

Bedroom Two

9' 8" x 9' 11" (2.95m x 3.02m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 9" x 6' 11" (2.06m x 2.11m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Four

8' 9" x 7' 4" (2.67m x 2.24m)
Double glazed window to the front aspect and central heating radiator.

Bathroom

Double glazed window to side elevation, wash hand basin, WC and p-shaped bath with mixer tap and shower attachment.

Garden

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○ Room Description

Low maintenance rear garden with veranda and fence to boundaries.

Garage

Up and over door, power supply, light point and central heating radiator.

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○ Room Description

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○ Property Images



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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

	Signature	Date
Christopher Dunne		
Mr T. Scott		