

The logo for Lovett & Co. estate agents is located in the top right corner. It features the name 'Lovett' in a large, white, serif font, followed by '&Co.' in a smaller, white, sans-serif font. To the right of the text is a black square icon containing a white cross. Below the name, the words 'estate agents' are written in a white, sans-serif font.

Lovett & Co.
estate agents

A two-story semi-detached house with a white upper half and red brick lower half. The house has a grey tiled roof with two gables. There are several windows with white frames and a central front door with a diamond-shaped window. A dark grey car is parked on the left, and a wooden fence runs along the right side of the property. The house is set on a paved driveway.

Blithbury Close
Ammington, Tamworth



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home being offered with NO ONWARD CHAIN.

The property is located on a sought after modern Redrow development and was build around 8 years, with roughly 2 year remaining on the original NHBC builders guarantee.

The spacious interior briefly comprises an entrance hallway, large front lounge, open plan kitchen-diner to the rear with utility cupboard, guest WC, landing, family bathroom, plus three double bedrooms and a an en-suite to the master.

Externally, the property benefits from its corner plot location with a large driveway offering parking for at least four cars, plus a good sized private rear west facing rear garden which collects the sun throughout the day.

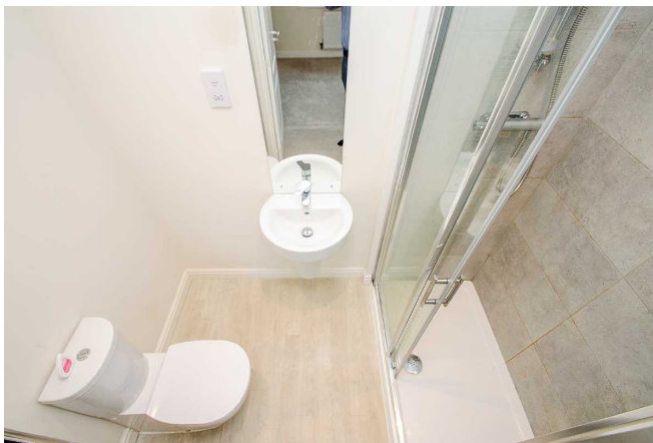
Other benefits include: UPVC double gazing, cavity wall and loft insulation, as well a gas central heating provided by a modern gas cobi boiler.

The home is conveniently located with easy access to the M42 and A5, making it ideal for commuters travelling to surrounding towns and cities. Tamworth has a number of bar and restaurants in the town centre and there are numerous shopping and supermarkets nearby, including Ventura park.

RECEPTION HALL:

Composite entrance door, radiator, Karndean flooring, doors to the lounge, kitchen-diner, WC and stairs to the 1st floor.



**LOUNGE:**

10' 10" x 15' 11" (3.31m x 4.85m)

Carpeted flooring, ceiling light point, radiators, TV aerial sockets, window to the front.

OPEN PLAN KITCHEN-DINER:

17' 9" x 11' 4" (5.40m x 3.46m)

Range of matching modern wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric double oven/grill and 4 ring gas hob with extractor hood, further integrated fridge-freezer, Karndean flooring, spot lights, radiator, French doors and window to the rear, useful utility cupboard with space and plumbing for a washing machine and dryer.

GUEST WC:

Suite comprising: low level WC, wash hand basin, radiator, light point and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, airing cupboard, doors off to three bedrooms, family bathroom and loft hatch.

BEDROOM ONE:

10' 11" x 11' 3" (3.33m x 3.42m)

Space for a wardrobe, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE:

Modern fitted suit comprising: walk in shower cubicle, low level WC, wash hand basin, Karndean flooring, heated towel rail, spot lights and extractor fan.

BEDROOM TWO:

8' 10" x 11' 9" (2.70m x 3.57m)

Carpeted flooring, ceiling light point, radiator and window to rear.



BEDROOM THREE:

8' 8" x 8' 8" (2.65m x 2.65m)
 Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, wash hand basin, low level W/C, wall tiling, Karndean flooring, ceiling spot lights, heated towel rail, and window to front.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only