

St. Marys Grove

Newton Regis, Tamworth, B79 0NJ





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£475,000

A fantastic opportunity to acquire a spacious detached bungalow, situated within a highly sought after, picturesque village, on a large corner plot, offering significant potential to extend and modernise, benefitting from a double garage and ample off-road parking, being sold with no onward chain.

This wonderful home would make an ideal purchase for professional couples, families or downsizers.

The property is located within easy reach of local amenities, including Newton Regis C of E Primary School, St. Mary's Church, village hall, tennis club and The Queen's Head Public House. Nearby Tamworth (approx. 15 mins away by car) provides a wide range of further amenities including secondary schools, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M42 and regular bus service. Tamworth Railway station offers links to London and Edinburgh, East Midlands Airport is approx. 25 mins away by car while Birmingham Airport is approx. 35 mins away by car.

Accommodation comprises; three bedrooms, family bathroom, two W.C.s, utility room, L-shaped lounge/dining room and breakfast kitchen.

Externally, the rear wrap-around garden is a good size and very private, well maintained and laid with mature hedge borders, planted borders and paved patio seating areas. The boundary of the property extends beyond the hedge border which could be taken down to incorporate more of the plot into the privacy of the garden. The double garage is accessed via personnel door or via the driveway, which provides tandem parking and could be further extended into the front garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

The property is to be used for residential purposes only.

The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

AI enhancements may have been used in some photography.

Property construction: Standard

Parking: Garage & driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North Warwickshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11062026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾
131.7 m²
1416 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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