



# HOPKINS & DAINTY

ESTATE AGENTS



**Bingley Avenue, Tamworth, B78 3BU**

**£195,000**

**\*\* OPEN 7 DAYS\*\*** Hopkins & Dainty are delighted to offer for sale, this great first time buy, built by Barratt Homes in 2020 and coming to the market ideally placed on a highly popular development on a No-Through road. With gas central heating and double glazing the accommodation has to offer: Entrance hallway, lounge, downstairs W.C., and kitchen/diner with useful understairs storage cupboard and double opening French doors leading out on to the rear garden. To the first floor there are two double bedrooms, bedroom one with built in wardrobes and a bathroom. Outside to the front there are TWO SIDE BY SIDE off road car parking spaces and to the rear a good sized garden with lawn and patio. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Entrance hallway

### Lounge 11'7" x 12'11" max (3.54 x 3.94 max)



With two radiators, window to the front.

### Downstairs W.C



Fitted with a pedestal wash hand basin with tiled splashback, W.C., radiator.

### Kitchen/diner 14'8" x 9'2" (4.48 x 2.81)



Fitted with a range of matching wall and base units,

working surfaces with matching upstand, inset stainless steel sink unit and drainer, fitted electric oven with gas hob and extractor over, appliance space for washing machine and fridge/freezer, useful understairs storage cupboard, double opening French doors to the rear leading out onto the rear garden.

### The first floor

With access to the boarded loft with drop down ladder and light.

### Bedroom One 11'7" x 11'0" (3.54 x 3.37)



With window to the front, radiator, built in wardrobe, built in over stairs storage cupboard.

### Bedroom Two 11'1" x 8'3" (3.40 x 2.52)



With window to the rear, radiator.



## Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W.C., radiator, partially tiled walls, window to the rear.

## Outside



To the front of the property there are two side by side off road parking spaces. The rear garden is of a good size with lawn and patio and rear bin access.

## Estate maintenance charge

We understand that properties on this estate are subject to an estate maintenance charge in the region of £162.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

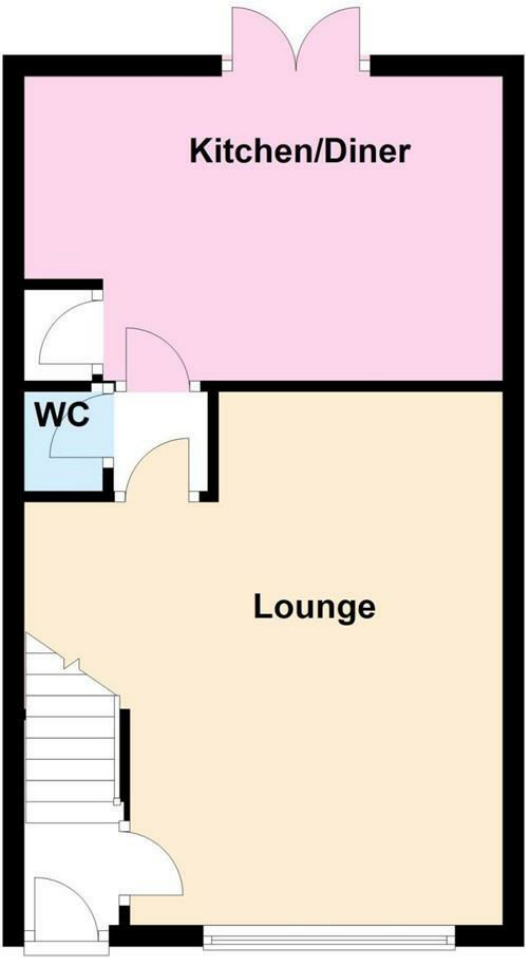
## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If

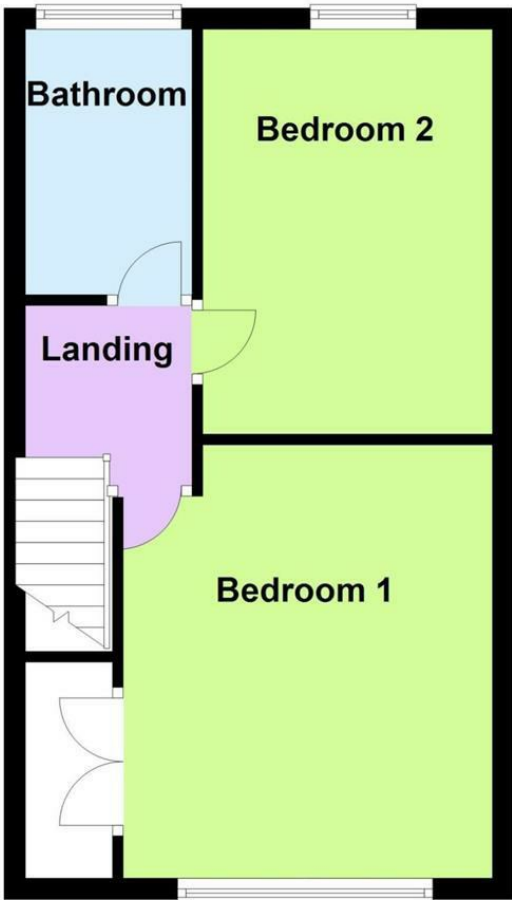
there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor  
Approx. 388.4 sq. feet

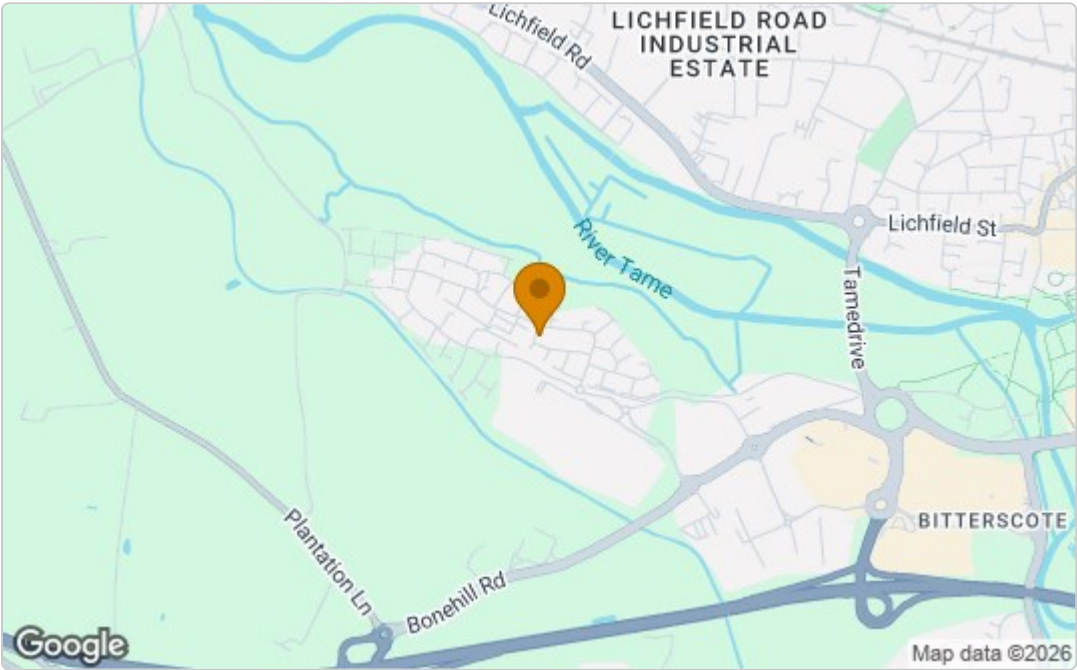


First Floor  
Approx. 379.1 sq. feet

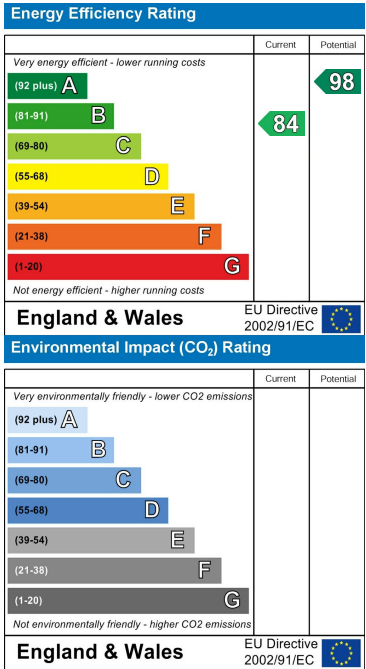


Total area: approx. 767.5 sq. feet

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.