



**Tamworth Road, Two Gates Tamworth B77 1EA**



welcome to

**Tamworth Road, Two Gates Tamworth**

\*\*MODERN DETACHED PROPERTY\*\*EX SHOWHOME\*\*LOUNGE\*\*SEPERATE DINING ROOM\*\*FITTED KITCHEN\*\*UTILITY ROOM\*\*DOWNSTAIRS WC\*\*FOUR BEDROOMS\*\*EN SUITE AND FAMILY BATHROOM\*\*DRIVEWAY AND GARAGE\*\*GREAT SIZE WALLED REAR GARDEN\*\*



## Agents Note

This property has been measured by a third-party Company.

## Entrance Hall

Ceiling light point, radiator, tiled floor and stairs to first floor.

## Cloakroom

Double-glazed window to front, ceiling light point, heated towel rail, low level w.c. and tiled floor.

## Lounge

Double-glazed window to front and side, radiator, ceiling light point feature fireplace and access to dining room.

## Dining Room

Double-glazed window to rear, radiator, door to kitchen and ceiling light point.

## Kitchen

Double-glazed window to rear, double-glazed door to garden, radiator, cupboards, drawers and base units, worksurface, one and a half stainless steel sink and drainer, hob, oven/microwave, cooker hood, dishwasher, fridge, pantry and wine rack.

## Utility Room

Double-glazed door to side, ceiling light point, radiator, tiled floor, condensing boiler, base units, roll top worksurface, stainless steel sink and drainer, freezer, washing machine and arch to kitchen,

## Landing

Ceiling light point.

## Bedroom One

Double-glazed window to front, radiator, ceiling light point, fitted wardrobes, door to ensuite and door to storage cupboard.

## Ensuite

Double-glazed window to side, heated towel rail, spotlights, low level w.c. vanity sink shower cubicle, tiled walls and floor.

## Bedroom Two

Double-glazed window to front, radiator, ceiling light point built in wardrobes, door to airing cupboard and loft access.

## Bedroom Three

Double-glazed window to rear, radiator and ceiling light point.

## Bedroom Four

Double-glazed window to rear, radiator and ceiling light point.

## Bathroom

Double-glazed window to rear, heated towel rail, spotlights, panelled bath, low level w.c., vanity sink and tile floor.

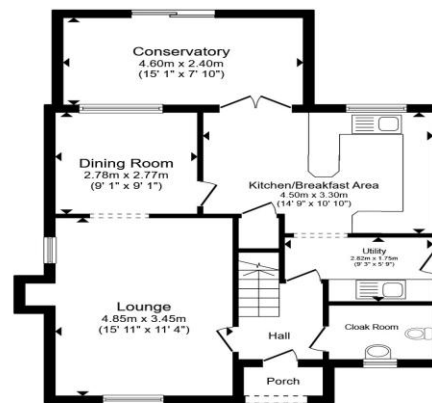
## Garden

Mainly lawned, shrub border, paved patio to the rear and side, enclosed by fencing and wall, door to drive and garage.

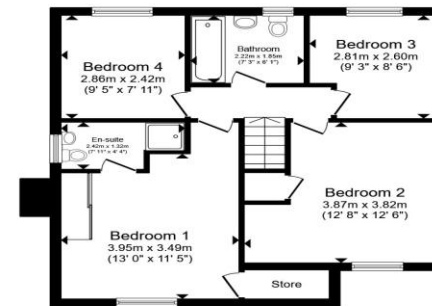
## Garage

17' 9" x 8' 2" ( 5.41m x 2.49m )

Up and over metal door, light and power.



Ground Floor



First Floor

Total floor area 122.5 m<sup>2</sup> (1,319 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Tamworth Road, Two Gates Tamworth

- FOUR BEDROOM DETACHED PROPERTY
- LOUNGE AND SEPERATE DINING ROOM
- FITTED BREAKFAST KITCHEN AND UTILITY
- DOWNSTAIRS WC
- EN SUITE AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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