

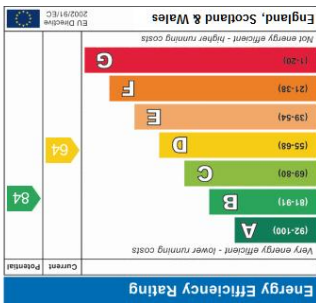
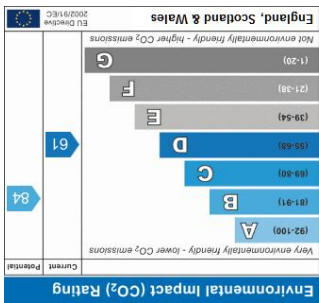
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- Extended well-presented detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Garage
- Large driveway



Grassholme, Wilnecote, Tamworth, B77 4BY

Offers over £250,000



Property Description

Occupying an end of cul-de-sac location this immaculately presented and thoughtfully extended detached house represents a superb opportunity for family buyers. Providing three well-proportioned bedrooms and refitted family bathroom to the first floor, the ground floor incorporates; entrance hall, splendid lounge, conservatory, dining room, study, well fitted kitchen and garage.

The property occupies an end of cul-de-sac location and enjoys the advantage of a large driveway and also has the additional benefit of no upward chain.

Being particularly well located with regard to local schools, shops and excellently positioned for commuting the property needs to be viewed internally to be appreciated and in more detail comprises;

ENTRANCE HALL With double glazed front door, radiator and staircase leading off.

FITTED KITCHEN 11' 9" x 10' 5" (3.60m x 3.19m) With tiled flooring, double glazed window and units incorporating; stainless steel sink unit with mixer tap, base cupboards, base drawers, work surfaces with tiled splash backs, a range of wall cupboards, gas hob with extractor over, electric oven, cupboard housing gas fired central heating boiler and work surface with space under for appliances including plumbing.

LOUNGE 10' 5" x 14' 8" (3.18m x 4.49m) With radiator, electric feature fire, double glazed window, double glazed doubled doors leading to:-

CONSERVATORY 8' 4" x 15' 1" (2.55m x 4.61m) With tiled flooring, double glazed windows to rear, double glazed double French doors to side, electric heater and access to garage.

DINING ROOM 13' 8" x 9' 1" (4.19m x 2.77m) With radiator, double glazed sliding patio doors to rear garden and internal sliding door leading to:-

STUDY 7' 1" x 7' 10" (2.18m x 2.39m) With radiator and double glazed window to front.

FIRST FLOOR LANDING With double glazed window and wardrobe.



BEDROOM ONE 15' 9" x 9' 1" (4.81m x 2.79m) Being a through room with double glazed windows to the front and rear and radiator.

BEDROOM TWO 7' 10" x 14' 9" (2.39m x 4.51m) With radiator and two double glazed windows to rear.

BEDROOM THREE 8' 11" x 8' 6" plus door recess (2.73m x 2.60m) With radiator, double glazed window to front and built in wardrobe.

BATHROOM Having a white suite comprising; panelled bath with electric shower and glazed screen over, wash basin with vanity cupboard under, low level WC, tiled walls, double glazed window and ladder radiator.

GARAGE 22' 2" x 8' 5" (6.78m x 2.57m) With exterior door to rear and door to conservatory, up and over door, electric, light, power and plumbing for washing machine. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The property stands behind extensive block paved driveway with parking for a number of vehicles. To the rear is an enclosed garden with patio area, neat lawn, decking and fence boundaries.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

