

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

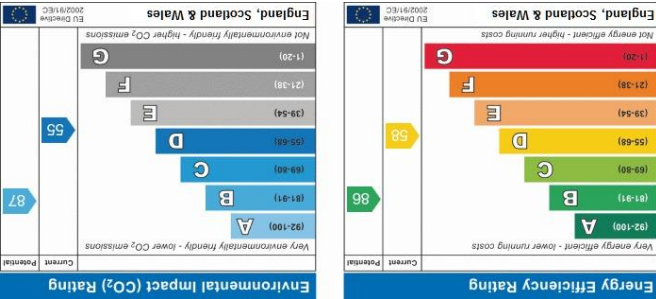


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyancer.



Tamworth | 01827 68444 (option 1)

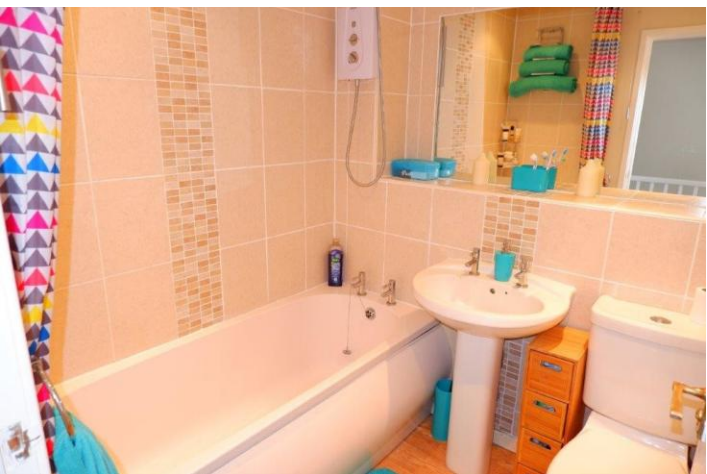


- Well presented three bedroom mid terrace house
- Gas central and double glazing
- Parking
- Attractive lounge
- Fitted dining kitchen
- Front and rear gardens



Maple Rise, Amington , Tamworth, B77 4FB

£165,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

DESCRIPTION Occupying a position fronting Woodlands Farm Road this super three bedroom mid terrace house has the advantage of parking to the rear and enjoys front and rear gardens.

Having gas central heating and double glazing the property features a well fitted dining kitchen, attractive lounge, three bedrooms and bathroom.

Being well placed with regard to local schools and shops and also ideally placed for the commuter the property needs to be viewed to be appreciated and in more detail comprises:-

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

LOUNGE 16' 0" x 9' 8" (4.90m x 2.96m) Double glazed bow window to front, radiator and cupboard under stairs.

DINING KITCHEN 9' 6" x 12' 11" (2.90m x 3.95m) With tiled flooring, two UPVC double glazed windows to rear, UPVC double glazed exterior rear door, wall mounted gas fired central heating boiler and having units incorporating sink unit, base cupboards and drawer units, wall cupboards, electric hob with extractor over, electric oven, plumbing for washing machine, space for fridge.

FIRST FLOOR LANDING With access to loft.

BEDROOM ONE 8' 7" x 12' 11" (2.64m x 3.95m) With radiator, two double glazed windows to front and airing cupboard.

BEDROOM TWO 10' 8" x 6' 5" (3.26m x 1.97m) With radiator, double glazed window to rear.

BEDROOM THREE 7' 5" x 6' 3" (2.28m x 1.92m) With radiator, double glazed window to rear. This room is currently used as a study.

BATHROOM Radiator and having a white suite comprising panelled bath with electric shower over and tiled splash backs, pedestal wash hand basin with tiled splash backs, low level wc, extractor fan and large mirror.

OUTSIDE The property stands behind a fore-garden with railings and pathway.

To the rear is an enclosed garden with patio, pebbled area, pathway, timber shed and gate leading through to parking area.

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.

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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444