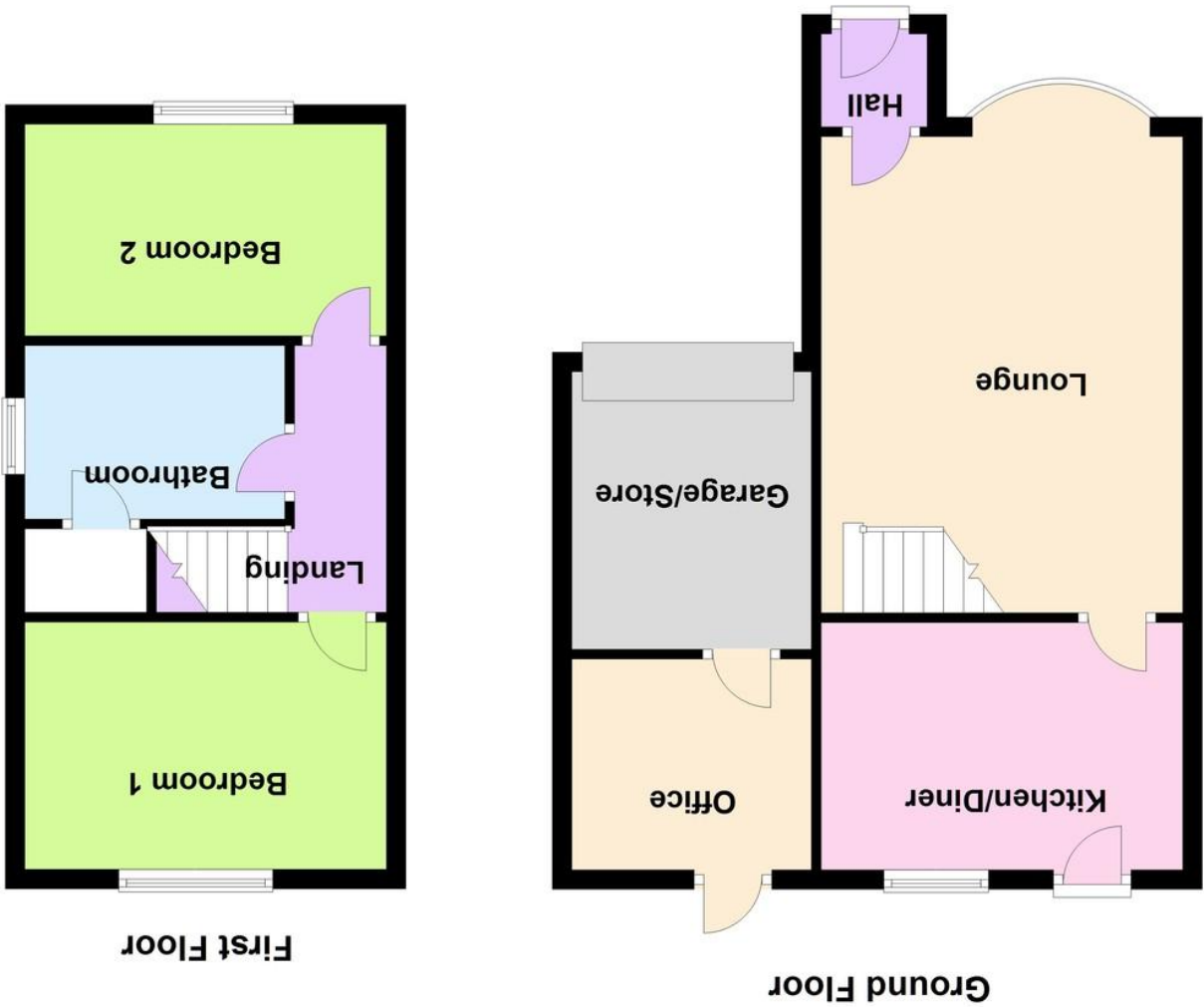


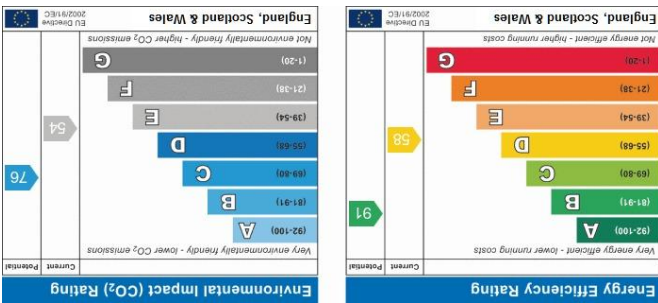
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 two bedroom semi detached
- Double glazing
- Electric heating
- Side garage
- Driveway and parking
- Good sized rear garden



Furness, Abbots Gate, Tamworth, B77 2QH | Offers Over £180,000



## Property Description

**DESCRIPTION** Occupying a quiet cul de sac location this two bedroom semi detached house is nicely presented throughout and benefits from double glazing and has electric heating. The garage to the side has been split to create an office/study together with the garage/storage area but could be easily converted back to the garage. Featuring a spacious lounge, fitted dining kitchen with appliances, two well proportioned bedrooms and bathroom, the property needs to be viewed internally to be appreciated.

In more detail the accommodation comprises:-

**ENTRANCE HALL** With feature front door with stained glass panel and inner door leading to lounge.

**LOUNGE** 16' 1" x 12' 2" (4.92m x 3.71m) With electric radiator, staircase leading off, double glazed bow window.

**DINING KITCHEN** 8' 5" x 12' 2" (2.59m x 3.71m) With electric panel heater, double glazed exterior door to garden and double glazed window, units incorporating sink unit with mixer tap, base cupboards and base drawers, electric hob with extractor over, electric oven, dishwasher, wall cupboards and plumbing for washing machine.

**FIRST FLOOR LANDING** With access to loft.

**BEDROOM ONE** 8' 5" x 12' 2" (2.58m x 3.71m) With electric panel heater and double glazed window to rear.

**BEDROOM TWO** 7' 1" x 12' 2" (2.17m x 3.71m) With electric panel heater, double glazed window to the front.

**BATHROOM** Double glazed window, white suite comprising panelled bath with thermostatic shower and tiled splash back, low level wc, wash hand basin with vanity cupboard over, electric towel rail and airing cupboard.

**GARAGE** 16' 4" x 8' 1" (5.00m x 2.47m) Overall garage measurements but currently configured to provide: -

**OFFICE** 6' 11" x 7' 4" ( 2.13m x 2.26m) With door to rear, electric light and power points.

**GARAGE/STORAGE AREA** 9' 3" x 8' 1" (2.83m x 2.47m) With up and over door.

**OUTSIDE** The property stands behind a tarmac driveway with parking for several vehicles together with a lawned area and inset gravel and slate feature.

There is gated access to the right hand boundary and to the rear is an enclosed garden with patio area, lawns, pathway and full width decked 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.

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