

ARTIST
IMPRESSION

DRAFT

22 Gillway Lane, Tamworth, Staffordshire, B79 8PL

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

22 Gillway Lane, Tamworth, Staffordshire, B79 8PL

£695,000

**** COMING SOON **** Stunning Detached bungalow currently being fully renovated to a high standard on one of Tamworth's most sought locations! The property is currently undergoing a full renovation, extensions and improvements to provide one of the most impressive Bungalows in Tamworth. Reserve now to avoid disappointment. The Bungalow comprises an impressive entrance with Porch and grand hallway, stunning open plan space to rear providing a generous size dining family kitchen with access to rear garden, generous size lounge located from the kitchen, utility and separate w.c. The bungalow can provide up to four bedrooms, one of which with en-suite and a further main bathroom. One of the distinct features of the bungalow is the generous size plot offering parking for numerous cars to front, with a larger than average rear garden. Early viewings are highly recommended to avoid disappointment.



LOCATION

Located on one of Tamworth's most sought after Roads, the property is located on the Northern side of the town within popular school catchments and within easy reach of both Tamworth Town centre and the Cathedral City of Lichfield. Tamworth town centre amenities include vibrant shops and restaurants whilst train line access to Birmingham and London are served by both Tamworth and Lichfield train station. This historic town provides superb castle grounds and gardens, recently landscaped Market Square, children's park, Ventura retail park and highly popular Snowdome ski slope and shops, restaurants and cafes.

PHOTOGRAPHS

Please note, the front photograph is an artist impression once the bungalow has been completed, this is subject to change. The garden photograph is taken before the renovation and the kitchen photographs are of a previously renovated property and provide an example of the finishing style. Details should be checked with the agent and solicitor before legal commitment.

COUNCIL TAX BAND C

FURTHER INFORMATION

Whilst the property is currently under substantial renovation we understand from the vendor the further information on the property: There is mains drainage and water supply, electricity is connected and there is gas heating. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TENURE

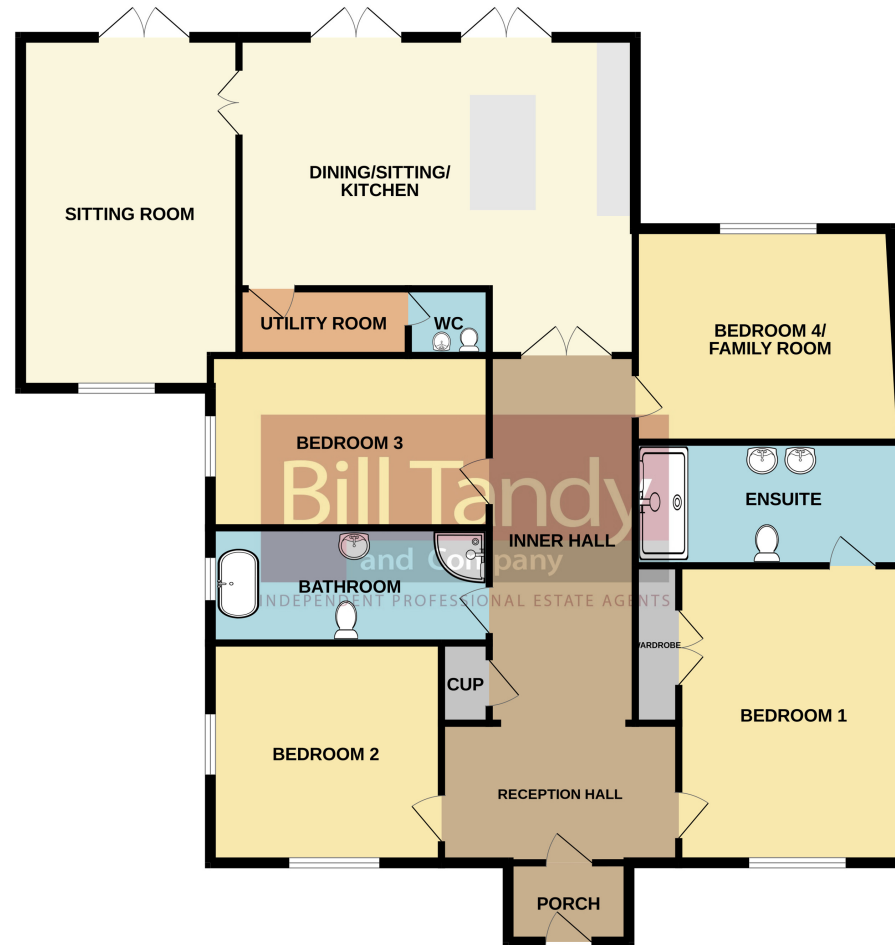
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



22 GILLWAY LANE, TAMWORTH, B79 8PL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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