



**Canning Road
Glascote
Tamworth
B77 3JX**

We are delighted to offer for sale this three bedroomed semi detached property which would benefit from some up-dating and re-decoration.

Offers excellent potential.

No upward chain.

Asking price £215,000

64 Canning Road, Glascote, Tamworth, Staffordshire, B77 3JX

Offering for sale this three bedroomed semi detached property which needs to be viewed to be fully appreciated and being located opposite 'The Woodlands' primary school. The property has excellent potential and does require some up-dating and re-fitment.

The accommodation comprises briefly of:

*** Entrance hallway *
* Lounge/diner * Kitchen *
* Rear lobby * Downstairs w.c *
* Landing *
* Three bedrooms * Bathroom *
* Majority double glazing * Gas central heating *
* Front garden with side driveway * Detached single garage *
* Good sized rear garden ***

The accommodation comprises in further detail:

ASKING PRICE £215,000

TO THE GROUND FLOOR

ENTRANCE HALLWAY

Via Upvc double glazed entrance door with double glazed opaque side panel, stairs off to the first floor, understairs storage cupboard and radiator.

LOUNGE/DINER 12'6" max x 20'3" max (3.83 max x 6.18 max)

Having double glazed window to the front, double glazed rear door with side windows leading out to the garden, two radiators and gas fireplace with tiled hearth.

KITCHEN 10'2" x 8'6" (3.12 x 2.6)

Having tiled flooring, double glazed side window, double glazed rear door and window, radiator, work surfaces, stainless steel sink and drainer. Range of base cupboards and drawers and range of wall cupboards. Door leading through to:

REAR LOBBY

Having tiled flooring, two double glazed windows to either side, wooden single glazed rear door leading out to the garden, double doors leading into:

DOWNSTAIRS W.C

Having a continuation of tiled flooring, double glazed opaque window and w.c.

TO THE FIRST FLOOR



LANDING

Having side double glazed window and loft access.

BATHROOM

With double glazed rear window, bath, pedestal wash basin, w.c, ceramic tiling to the walls, radiator, wall mounted electric heater and fitted airing cupboard.

BEDROOM ONE 13'4" x 9'11" (4.07 x 3.03)

Having double glazed window to the front and radiator.

BEDROOM TWO 6'7" x 11'10" (2.01 x 3.63)

Having double glazed window to the rear and radiator.

BEDROOM THREE 8'7" max 5'8" min x 10'3" (2.64 max 1.74 min x 3.13)

Having double glazed window to the front, radiator and fitted storage cupboard.

TO THE EXTERIOR

To the front of the property there is a Dwarf brick wall and gravel frontage with a shrub planted border. Good sized side tarmacadam driveway providing parking for several cars which leads down to the garage.

SINGLE DETACHED GARAGE 15'11" x 8'2" (4.87 x 2.49)

Having exterior light, electric roller shutter door, power and side wooden glazed window.

To the rear of the property there is a paved patio area, lawn, concrete pathway leading down to further large paved patio area, mature planted shrub and flower borders.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band "B". However, this should be verified by any intending purchaser.

DISCLAIMER

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

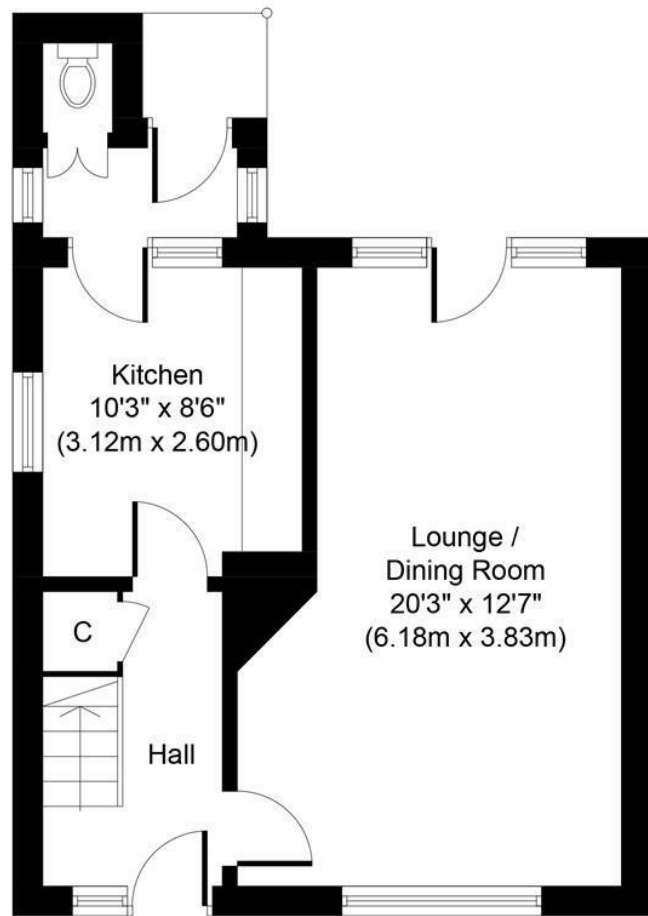
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

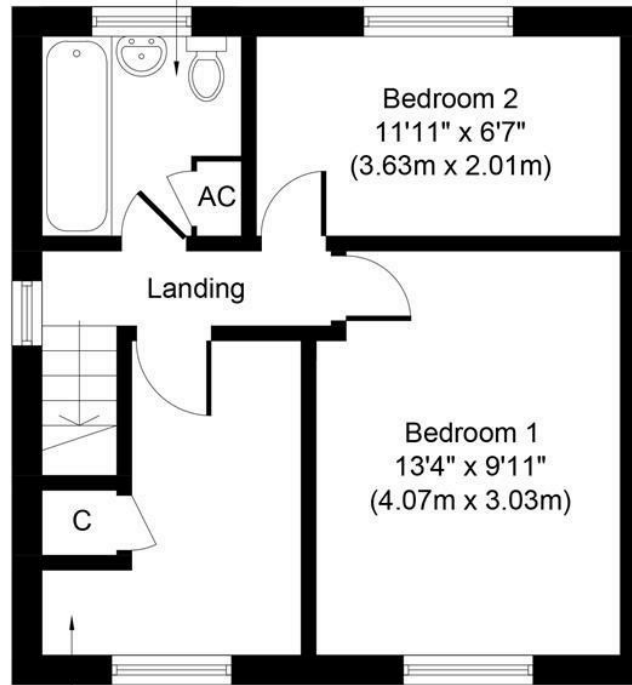
England & Wales

EU Directive 2002/91/EC



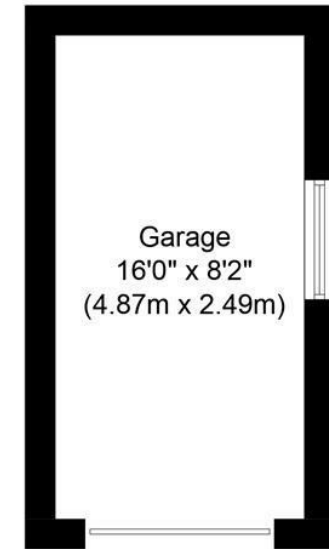
Ground Floor
Approximate Floor Area
420 Sq. ft.
(39.0 Sq. m.)

Bathroom
6'8" x 6'7"
(2.04m x 2.01m)



First Floor
Approximate Floor Area
388 Sq. ft.
(36.0 Sq. m.)

Bedroom 3
10'3" x 8'8"
(3.13m x 2.64m)



(Not Shown In Actual
Location / Orientation)

Approximate Floor Area
130 Sq. ft.
(12.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

START WITH A FREE & NO OBLIGATION HOME VALUATION

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

NO UPFRONT COSTS and **COMPETITIVE FEES** which are **NO SALE NO FEE**

SALES BROCHURES produced in house

TOP QUALITY ADVERTISING (check your local Tamworth Herald)

INTERNET SERVICES including **RIGHTMOVE, ON THE MARKET** and our own website.

Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

Eye catching **FOR SALE BOARD**

ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE

REGULAR CLIENT CONTACT with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

NOTES:

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Photographs are for illustration only and may depict items not included in the sale of the property.