



**Cobia  
Two Gates  
Tamworth  
B77 1HS**

We are delighted to offer for sale this three bedroomed link detached home located on this popular estate.

The property must be viewed to be fully appreciated.

**Asking price £250,000**

24 Cobia, Two Gates, Tamworth, Staffordshire, B77 1HS

We are delighted to offer for sale this three bedroomed link detached home which must be viewed to be fully appreciated and briefly comprises of:

- \* Entrance porch \* Hallway \*
- \* Lounge \* Dining room \*
- \* Kitchen \* Utility \*
- \* Garage \*
- \* Landing \*
- \* Bathroom \* Three bedrooms \*
- \* Double glazing \* Gas central heating \*
- \* Front garden with driveway \* Enclosed rear garden \*

The accommodation comprises in further detail:

**ASKING PRICE £250,000**

#### TO THE GROUND FLOOR

##### ENTRANCE PORCH

Via Upvc entrance door having single glazed side windows, pitched roof and quarry tiled floor.

##### HALLWAY

Via Upvc double glazed entrance door, radiator, coving surround to the ceiling and stairs off.

##### LOUNGE 14'3" x 11'9" max (4.35 x 3.6 max)

Having double glazed window to the front, radiator, coving surround to the ceiling, wall light points and double doors leading to:

##### DINING ROOM 7'3" x 9'0" (2.22 x 2.75)

Having double glazed French doors leading out to the garden, coving surround to the ceiling, Karndean flooring and open archway leading through to:



**KITCHEN 9'0" x 7'3" (2.75 x 2.23)**

Having double glazed window to the rear, continuation of Karndean flooring, coving surround to the ceiling, work surfaces with ceramic tiled splashback above, stainless steel sink and drainer with mixer tap over, range of base cupboards and drawers, low level oven, induction hob with glass splashback and extractor over, range of wall cupboards, large understairs pantry cupboard and door leading through to:

**UTILITY ROOM 9'0" x 7'11" max (2.75 x 2.42 max )**

Having Upvc door leading out to the garden, laminate flooring, work surfaces, base cupboard, space for automatic washing machine, wall cupboards, wall mounted boiler, space for stand up fridge freezer, large corner storage cupboard and storage cupboard that connects through to:

**GARAGE 8'1" x 14'0" (2.47 x 4.29)**

Having up and over door to the front, power and lighting and door leading from the utility.

**TO THE FIRST FLOOR**

**LANDING**

Having side double glazed window, coving surround to the ceiling, loft access and airing cupboard.

**BEDROOM ONE 14'11" max x 8'9" plus door recess (4.57 max x 2.69 plus door recess )**

Having two double glazed windows to the front, radiator, coving surround to the ceiling and recess space for wardrobes.

**BEDROOM TWO 8'5" x 8'8" (2.58 x 2.65)**

Having double glazed window to the rear, radiator and coving surround to the ceiling,

**BEDROOM THREE 8'5" x 6'0" (2.58 x 1.85)**

Having double glazed window to the rear, radiator and coving surround to the ceiling.

**BATHROOM**

Having double glazed windows, ceramic tiling, wall mounted towel rail, w.c, pedestal wash basin, bath with glass shower screen and electric shower over and coving surround to the ceiling.

**TO THE EXTERIOR**

To the front of the property there is a block paved side driveway leading down to the garage, pathway, lawn frontage and paved bin store area.

To the rear there is an enclosed rear garden having plastic decked patio area, lawn, raised vegetable beds and further decked patio area.



## **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 "C". However, this should be verified by any intending purchaser.

### **DISCLAIMER**

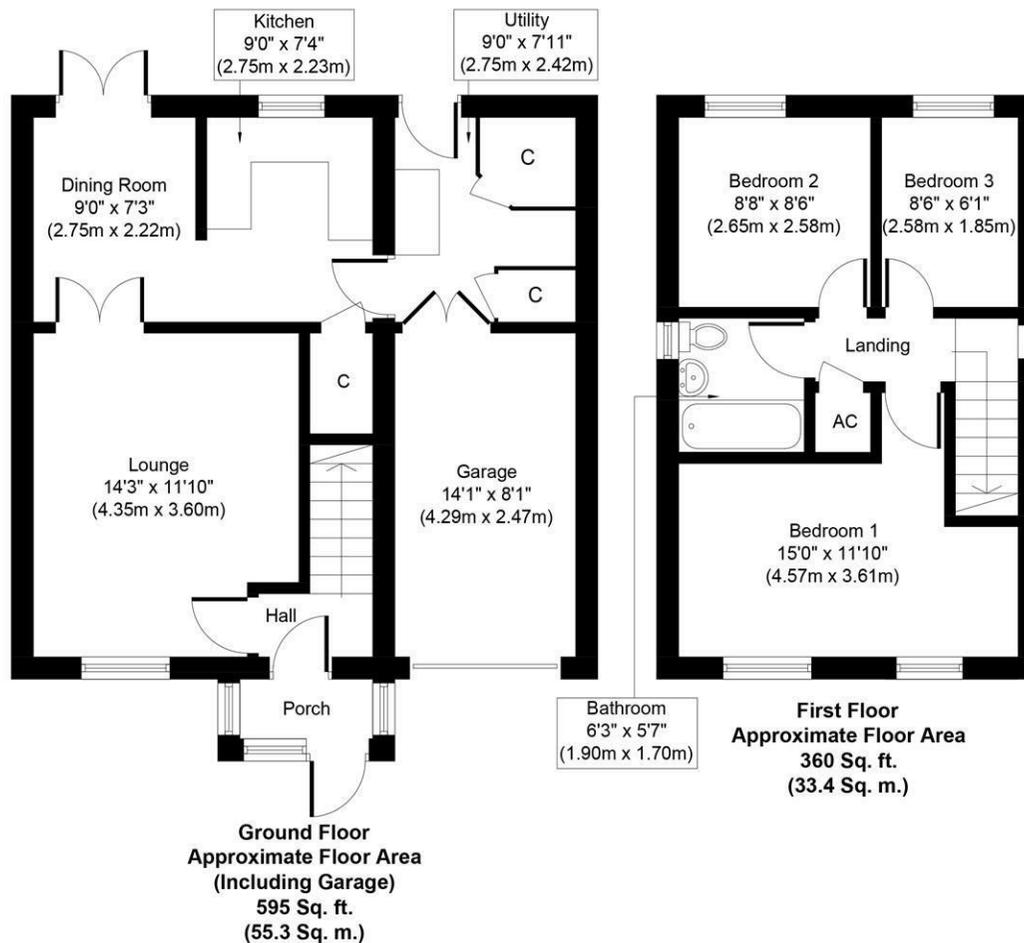
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

### **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.







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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

