



**Teign  
Hockley  
Tamworth  
B77 5QP**

**\*\*\* WALK THROUGH VIDEO  
TOUR AVAILABLE \*\*\***

Please contact the office  
and we will send you the  
link to the video tour for  
this property.

A superb opportunity to  
purchase this four bedroom  
detached family home  
which is situated in a  
fantastic position on the  
popular Tamar Estate in  
Hockley. The property does  
require some updating but  
offers excellent potential  
with good accommodation  
and fantastic commuting  
access to the M42 and A5.

**Asking price  
£298,950**

5 Teign, Hockley, Tamworth, Staffordshire, B77 5QP

This family home does require some updating but offers excellent potential with good accommodation throughout and an excellent position on this popular estate. The property must be viewed to be fully appreciated and the accommodation comprises briefly of:

- \* Entrance Porch \*
- \* Hallway \*
- \* Lounge \*
- \* Dining Room \*
- \* Kitchen \*
- \* Utility Room \*
- \* Downstairs WC \*
- \* Landing \*
- \* Family Bathroom \*
- \* Master Bedroom with Ensuite Shower Room \*
- \* Three further Bedrooms \*
- \* Double Glazing and Gas Central Heating \*
- \* Front Garden with Driveway \*
- \* Garage \*
- \* Rear Garden \*
- \* Working House Alarm \*

The accommodation comprises in more detail:

**ASKING PRICE £298,950**

#### TO THE GROUND FLOOR

##### ENTRANCE PORCH

Having double glazed sliding patio doors, side double glazed window and tiled floor.

##### HALLWAY

Via wooden entrance door with multi pane side panel, radiator, working house alarm, coving surround to ceiling and stairs off.

##### LOUNGE 13'8" max x 15'9" max (4.18 max x 4.81 max)

Having double glazed box bay window to the front, two radiators, coving surround to the ceiling, fire surround with tiled hearth and insert and living flame gas fire inset. Door leading through to:

##### DINING ROOM 10'5" x 8'11" (3.19 x 2.73)

Having double glazed sliding patio doors to garden, laminate flooring, radiator and coving surround to ceiling.



**KITCHEN 10'4" x 9'3" min, 12'1" max (3.17 x 2.82 min, 3.69 max)**

Having double glazed rear window, tiled flooring, work surfaces with ceramic tiling above, one and a half sink with drainer and mixer tap over, range of base cupboards and drawers, space for cooker, space for stand up fridge freezer, space for appliance, pantry cupboard with shelving, door leading to garage, range of wall cupboards and coving surround to ceiling.

**UTILITY ROOM 5'8" x 7'3" max (1.73 x 2.21 max)**

Having double glazed rear window, double glazed side door leading to garden, continuation of tiled flooring, work surfaces with ceramic tiling above, stainless steel sink with drainer and mixer tap over, base cupboard, space and plumbing for washing machine, space and plumbing for a dishwasher, wall mounted combi boiler and coving surround to ceiling.

(we understand from the vendors that the boiler has been serviced annually).

**DOWNSTAIRS WC**

Having double glazed side window, continuation of tiled flooring, radiator, wash basin and w.c.

**TO THE FIRST FLOOR**

**LANDING**

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

**MASTER BEDROOM 12'9" x 11'1" (3.91 x 3.38)**

Having double glazed window, radiator, coving surround to the ceiling, double fitted wardrobe and door leading through to:

**EN-SUITE SHOWER ROOM**

Having double glazed side window, full ceramic tiling to walls, coving surround to ceiling, radiator, w.c, pedestal wash basin and enclosed shower cubicle.

**BEDROOM TWO 8'2" x 10'6" (2.49 x 3.21)**

Having double glazed window to the front, radiator, laminate flooring and coving surround to the ceiling.

**BEDROOM THREE 8'1" x 8'5" (2.48 x 2.59)**

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

**BEDROOM FOUR 8'4" x 9'7" max (2.56 x 2.93 max)**

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

**FAMILY BATHROOM**

Having double glazed window, full ceramic tiling to walls, coving surround to ceiling, bath, pedestal wash basin, w.c. and radiator.

**TO THE EXTERIOR**

To the front of the property is a lawn frontage with a paved pathway leading to the entrance porch and tarmac side driveway leading up to garage.



**GARAGE 8'0" x 16'2" (2.45 x 4.93)**

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

A side gated access leads from the front of the property to an enclosed rear garden having paved patio area, lawn, side pathways, planted borders and hard standing for greenhouse.

**GENERAL INFORMATION**

**TENURE**

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

**SERVICES**

We understand all main services are connected.

**COUNCIL TAX**

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

**FIXTURES AND FITTINGS**

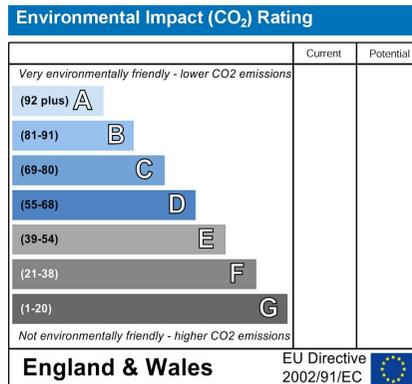
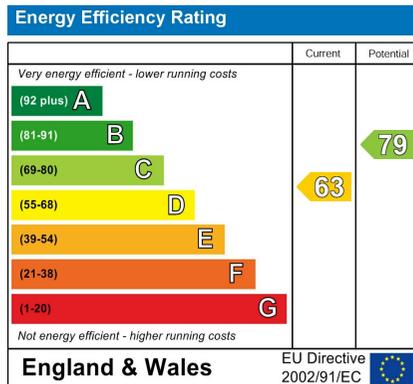
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

**VIEWING**

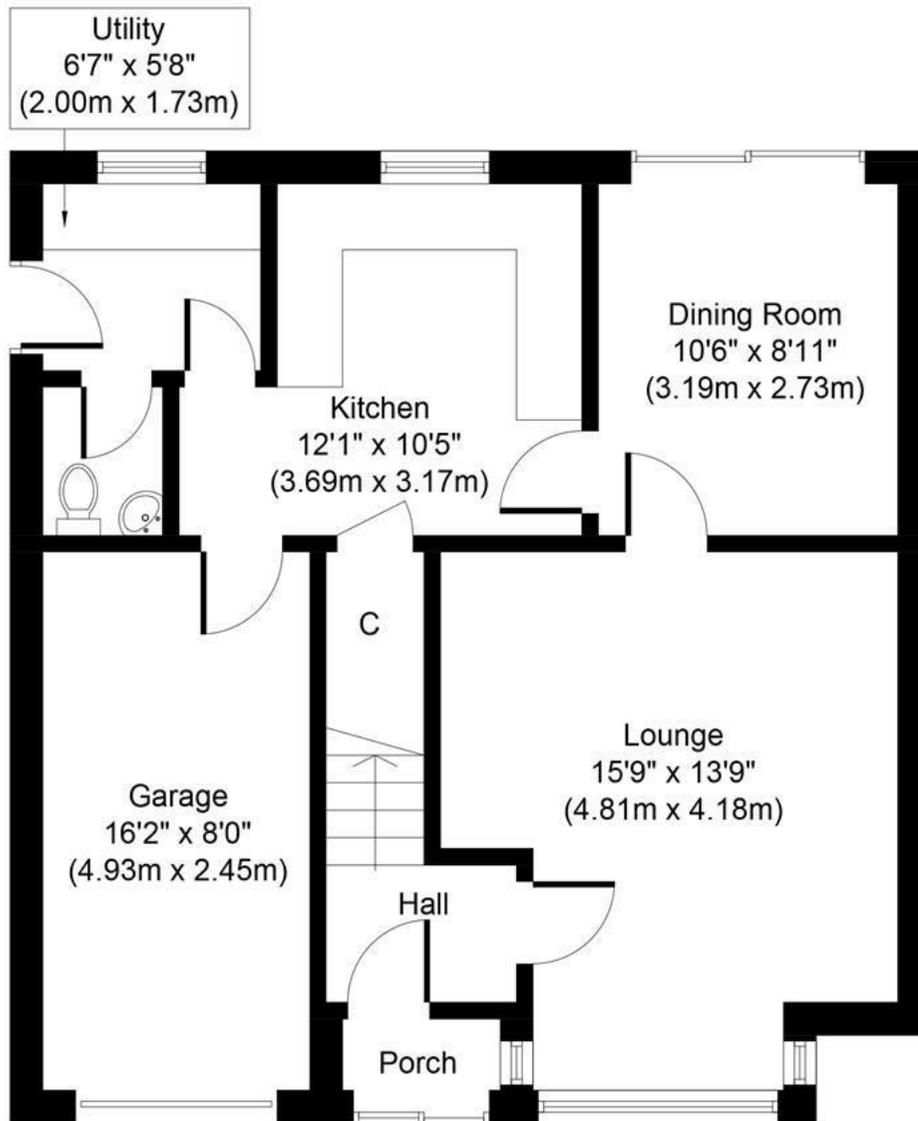
By prior appointment with Mark Evans & Company on 01827 311300

**DISCLAIMER**

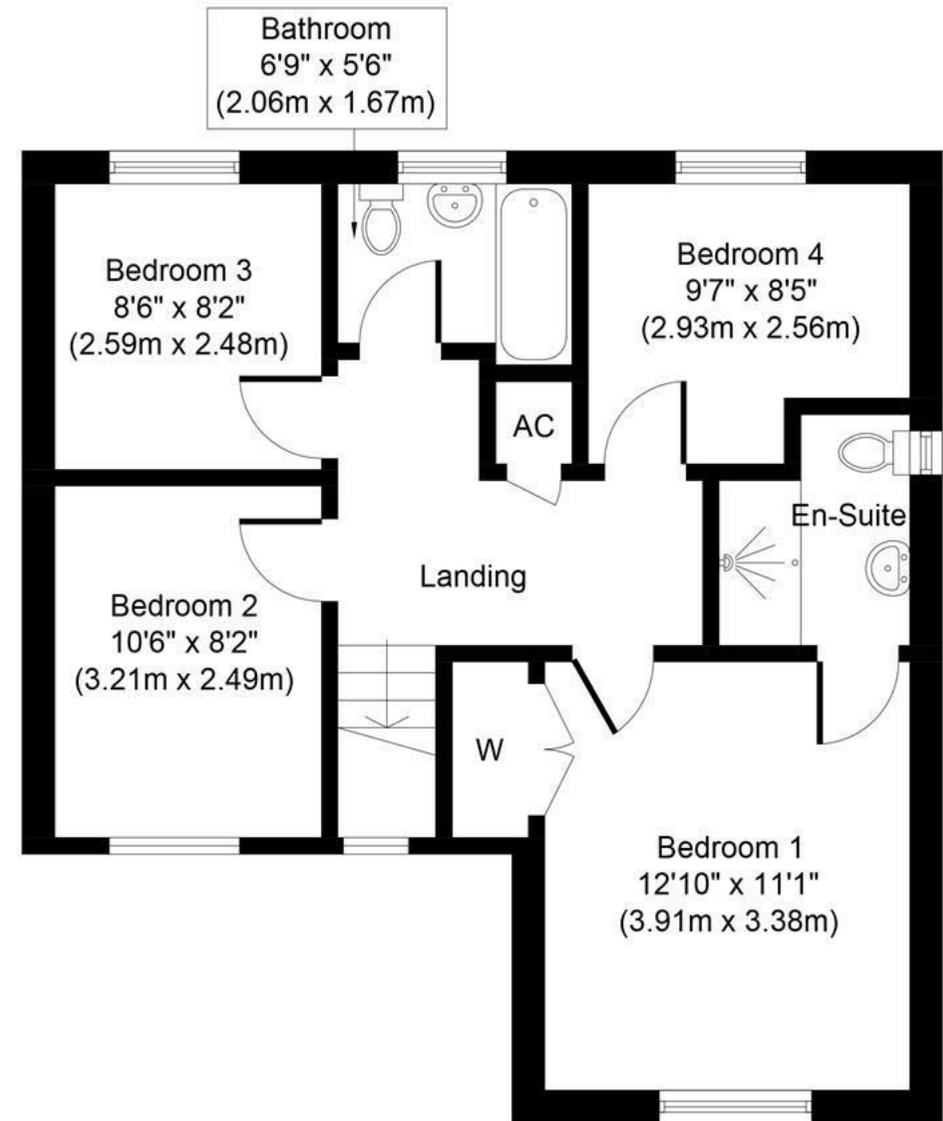
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.







**Ground Floor**  
**Approximate Floor Area**  
**688 Sq. ft.**  
**(63.9 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**585 Sq. ft.**  
**(54.4 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.

