



**Kipling Rise
Coton Green
Tamworth**

B79 8LX
*** VIDEO WALK
THROUGH TOUR
AVAILABLE ***

Please contact the office to
view the video tour

Offering for sale this
two/three bedroomed
extended end town house.

Benefits from having a re-
fitted kitchen and re-fitted
shower room.

Being extended to offer a
garden room.

Spacious accommodation.

Must be viewed to be fully
appreciated.

Asking price £195,000

1 Kipling Rise, Coton Green, Tamworth, Staffordshire, B79 8LX

We are delighted to offer for sale this two/three bedroomed end terraced property which offers excellent accommodation throughout. The property has been improved by the current owners with a re-fitted kitchen leading onto extended garden room and re-fitted shower room.

The property comprises briefly of:

- * Entrance hallway with appliance facilities ***
- * Very large lounge diner ***
- * Inner hallway ***
- * Downstairs w.c. ***
- * Downstairs third bedroom/home office ***
- * Re-fitted kitchen open to extended garden room ***
- * Landing ***
- * Re-fitted shower room ***
- * Two further double bedrooms with fitted wardrobes ***
- * Double glazing * * gas central heating ***
- * Large front garden with driveway ***
- * Enclosed rear garden ***

The accommodation comprises in further detail:

ASKING PRICE £195,000

TO THE GROUND FLOOR

ENTRANCE HALLWAY

Via Upvc double glazed entrance door with stained glass insert, laminate flooring, fuse box, radiator, space and plumbing for washing machine, space for dryer and small storage cupboard. Door leading through to:

SPACIOUS LOUNGE DINER 9'10" x 30'10" (3.01 x 9.41)

Having double glazed window to the garden, double glazed full height side window to garden room, double glazed window to the front, two radiators, two storage alcoves with shelving, fireplace (please note the gas fire is currently not working) door leading into lobby.



DOWNSTAIRS W.C

With double glazed window, w.c, laminate flooring, wash basin, fitted cupboards beneath and ceramic tiling above.

DOWNSTAIRS BEDROOM THREE/HOME OFFICE 9'6" x 9'11" (2.9 x 3.04)

Having double glazed window to the front, radiator and single fitted wardrobe/cupboard. A good sized bedroom also ideal for home office space.

RE-FITTED KITCHEN 7'10" x 14'1" (2.4 x 4.3)

Having ceiling down lighters, radiator, stainless steel sink with drainer and mixer tap over. Work surfaces with ceramic tiling above, range of base cupboards and drawers. Space for dishwasher, space for stand up fridge freezer. Induction hob with extractor above, range of fitted wall cupboards, wall mounted oven with cupboard above and below. Open doorway and open window leading into garden room.

GARDEN ROOM 10'5" x 12'8" (3.2 x 3.88)

Having double glazed rear French doors leading out to the garden with two double glazed rear windows. Ceiling down lighters, large velux roof light and modern wall mounted radiator.

TO THE FIRST FLOOR

LANDING

Having wooden banister, side double glazed window, cupboard housing boiler, further storage cupboard, loft access with part boarded loft space.

RE-FITTED SHOWER ROOM

Having double glazed window, tiled flooring, full ceramic tiling to the walls, wall mounted towel rail, w.c, pedestal wash basin, double walk in shower with rainfall shower head and ceiling down lighters.

BEDROOM NO 1 10'0" x 14'9" (3.06 x 4.52)

Having double glazed window to the rear, two double fitted wardrobes and radiator.

BEDROOM NO 2 11'6" x 11'8" (3.51 x 3.56)

Having double glazed window to the rear, radiator and double fitted wardrobe.

TO THE EXTERIOR

To the front of the property there is a large frontage with side paved and gravelled driveway. Lawn frontage and side gated access leading to the rear garden.

Enclosed rear garden having patio, lawn, pathways, hard standing for shed, further decked patio and 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.

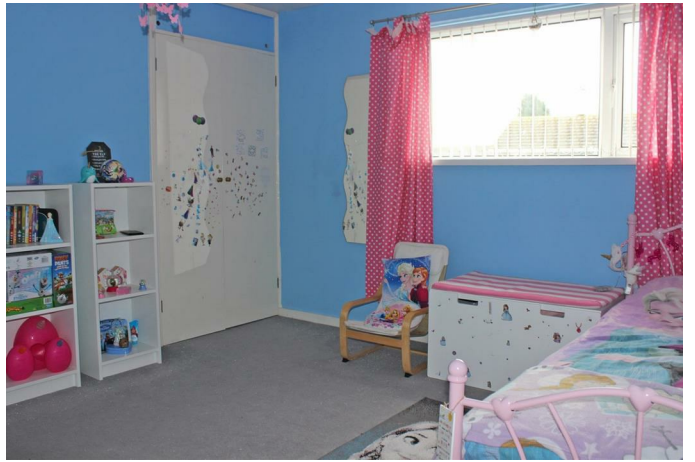
DISCLAIMER

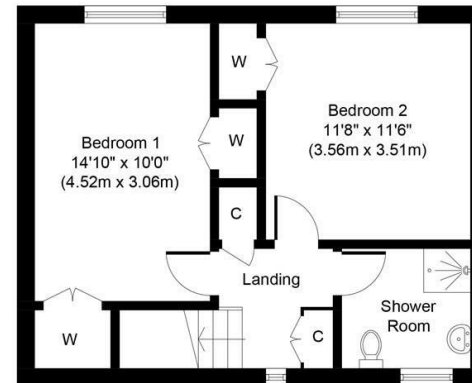
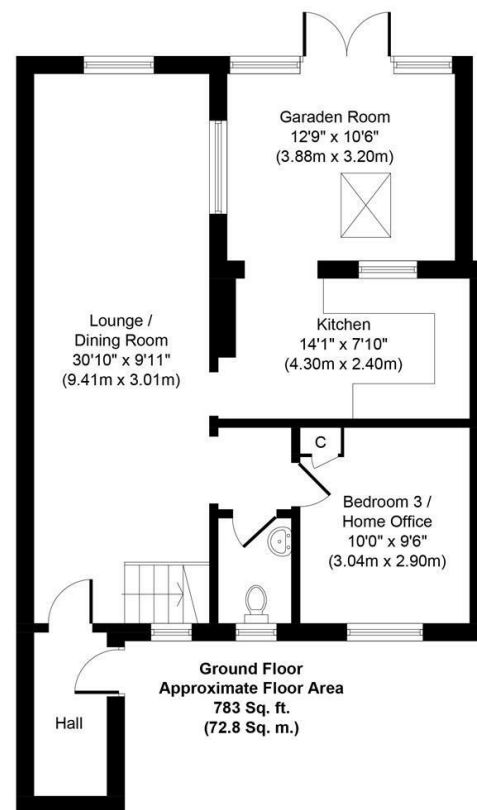
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

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.

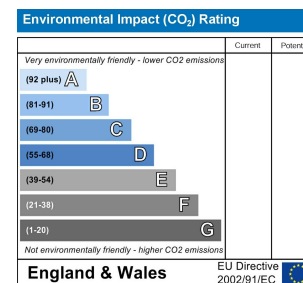
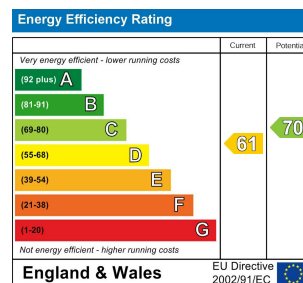






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Copyright V360 Ltd 2021 | www.houseviz.com



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:

IMPORTANT SPECIAL NOTES:
The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.
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.