



**Main Road
Wigginton
Tamworth
B79 9DW**

Offering this exceptional double fronted end terraced cottage enjoying this delightful village location recently having been greatly improved.

Exclusive Town & Country Homes

Asking price £349,950

118 Main Road, Wigginton, Tamworth, Staffordshire, B79 9DW

This exceptional double fronted end cottage is conveniently located in the village of Wigginton enjoying this delightful semi rural location on the outskirts of Tamworth. The property offers many delightful cottage style features including exposed beams.

The property comprises briefly of:

- * Spacious lounge including dining area with feature beams, fireplace with wood burner *
- * Sitting room with fireplace having wood burner *
- * Full width re-fitted kitchen accessible directly from dining area, space for range style cooker *
- * Lobby with recently fitted w.c *
- * Landing *
- * Three bedrooms all with fitted wardrobes *
- * Re-fitted bathroom *
- * Double glazing * Gas central heating *
- * Exceptional gardens which have been greatly improved with gazebo, seating area, easy to maintain and excellent outdoor entertainment space with cabin style garden store *

The accommodation comprises in further detail:

ASKING PRICE £349,950

TO THE GROUND FLOOR

LOUNGE 12'0 x 10'2 21'0 overall (3.66m x 3.10m 6.40m overall)

With entrance door having multipaned double glazed front window, laminate flooring, tiled flooring, feature beams, cast iron wood furnace set within recess fireplace, connecting door off to the sitting room, space incorporates dining area which has slate flooring, wall light points, further radiator and open through to:

RE-FITTED KITCHEN 8'0 x 18'0 (2.44m x 5.49m)

With cottage style cream units with white enamel sink, corner base unit, six single base units, double wall units, single wall units, range of wooden surfaces, ceramic tiling, radiator, large extractor fan above space for range cooker, built in utility cupboard with plumbing for automatic washing machine, further side cupboard, slate tiled floor, beamed ceiling, multipaned double glazed window and door leading to the exterior.

CENTRAL LOBBY 8'6 max x 7'0 min x 10'6 (2.59m max x 2.13m min x 3.20m)

With slate tiled floor, radiator, beamed ceiling, down lighters, stairs off with understairs store and having useful fitted w.c, with white wash basin set within low flush w.c, with full ceramic tiling, slate tiled flooring, panelled ceiling and down lighters.



TO THE FIRST FLOOR

LANDING

With double glazed window over stairs.

BEDROOM (FRONT) 13'6 x 10'4 (4.11m x 3.15m)

Having two double glazed windows, radiator, range of full width wardrobes with cottage style doors and ceiling beam.

BEDROOM (FRONT) 12'6 10'3 min x 10'0 (3.81m 3.12m min x 3.05m)

With full height fitted wardrobes having sliding doors, double glazed window, radiator and ceiling beam.

BEDROOM (REAR) 7'6 x 8'2 (2.29m x 2.49m)

With double glazed window, radiator and good sized fitted wardrobe.

RE-FITTED BATHROOM

With a white suite having w.c, wash basin, vanity cupboard, bath with folding shower screen and shower over, double glazed window, vertical radiator and full ceramic tiling,

TO THE EXTERIOR

The property sits alongside Main Road, Wigginton, with shared entry access to the rear plus gated access to the side with flagon pathway leading to these exceptionally well laid out landscape gardens. There is a flagon patio with timber planters and steps down to the rear of the cottage, on the patio there is a timber gazebo which currently houses a hot tub ideally for this or a barbecue area. Central flagon pathway continuing with rockery and timber sleeper borders with easy to maintain gravel gardens and a variety of shrubs inset, further flagon paved patio to the rear providing excellent outdoor entertainment space with timber gazebo. Central built in table, cabin style store with pull down bar fitment and side storage sheds.

The gardens need to be viewed to be fully appreciated.

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.

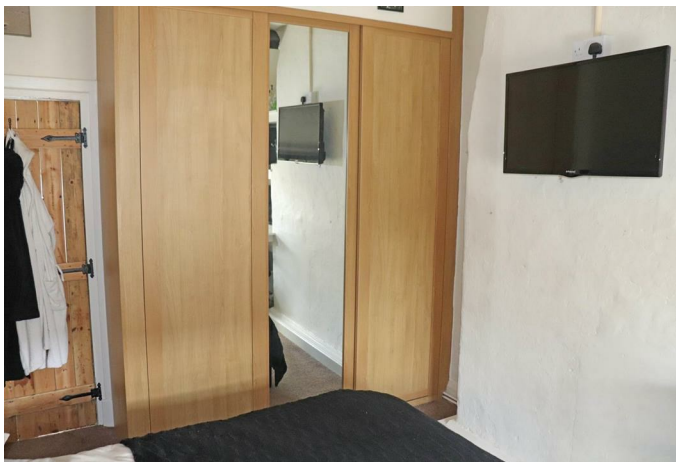
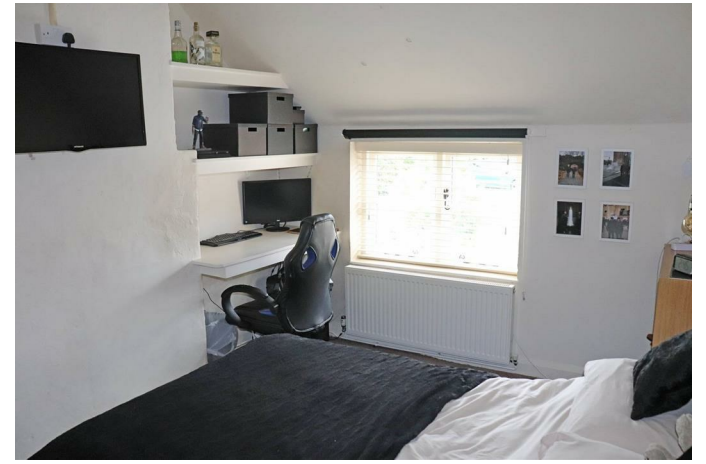
DISCLAIMER

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.





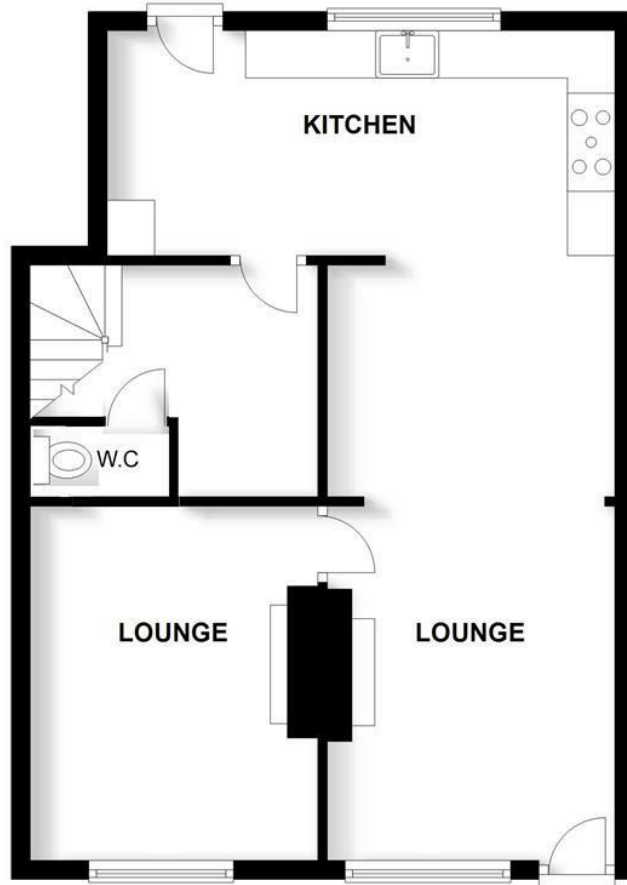


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(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	

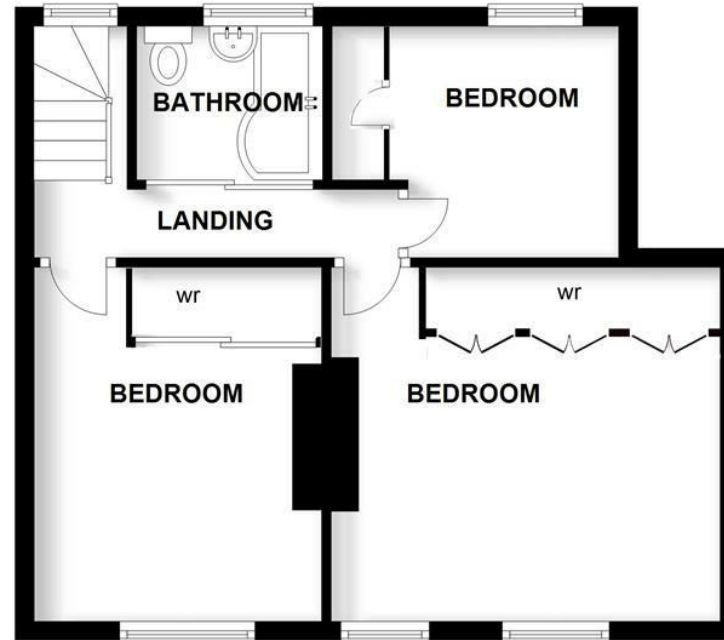
GROUND FLOOR

APPROX. 51.8 SQ. METRES (557.8 SQ. FEET)



FIRST FLOOR

APPROX. 42.6 SQ. METRES (458.5 SQ. FEET)



TOTAL AREA: APPROX. 94.4 SQ. METRES (1016.3 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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.